



Miontuairiscí/Meeting Minutes

Special Planning Meeting 24th September 2012, Council Chamber

An Cathaoirleach, Councillor Niamh McGowan, presided.

Members Present:

Councillors, Joe Bonner, Sirena Campbell, William Carey, Shane Cassells, Eugene Cassidy, Francis Deane, Anne Dillon-Gallagher, John V Farrelly, Jimmy Fegan, Brian Fitzgerald, Joe Fox, Oliver Fox, Wayne Harding, Jim Holloway, Eoin Holmes, Nick Killian, Noel Leonard, Tracy McElhinney, Jenny McHugh, Maria Murphy, Gerry O'Connor, Byran Reilly, Joe Reilly, Tommy Reilly, Catherine Yore.

Apologies: Councillors Jimmy Cudden, Suzanne Jamal & Bryan Reilly.

Officials in Attendance:

County Manager: Brendan McGrath

Directors of Service: Kevin Stewart, Tadhg McDonnell, Des Foley & Joe Fahy

Senior Executive Officers: Michael Griffin, Larry Whelan

Senior Planner: Pat Gallagher

Senior Engineer: Nicholas Whyatt

Planning Staff: Fiona Redmond, Deirdre Fallon, Orla O' Brien, Loreto Guinan, Jill Chadwick, Aoife Kennedy, Bernard Greene, Caroline Power & Lynda Thornton.

Agenda Item:

- 1. To consider the Draft Meath County Development Plan 2013 - 2019 and the Managers Report in response to submissions following the public display period of the draft plan, and if thought fit to resolve to accept the Managers recommendations on the draft plan and to place the material amendments on public display or to further amend the draft plan other than as recommended in the Manager's Report in accordance with Section 12 of the Planning & Development Acts 2000-2011.**

Michael Griffin, Senior Executive Officer, advised that the meeting would deal with the responses of the Manager to the issues raised, taking account of any directions of the Members of the Authority for the proper planning and sustainable development of the area, and any relevant policies or objectives of the Government or of any Minister of the Government.

Michael Griffin, Senior Executive Officer reminded the Council of their obligations under **Part 15 of the Local Government Act 2001, Ethical Framework for the Local Government Service** and to the statutory obligations under the provisions of the Planning and Development Acts 2000 - 2011.

In making a Development Plan, Members shall be restricted to considering the proper planning and sustainable development of the area to which the Development Plan relates, and



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To the statutory obligations of any Local Authority in the area and any relevant policies or objectives for the time being of the Government or and Minister of the Government.

Michael Griffin, Senior Executive Officer, outlined the process of the meeting, the issues raised and recommendations by the Dublin Mid-East Regional Authorities, the Department of the Environment Community and Local Government and the National Transport Authority.

The report circulated at the meeting was a summary of the recommendations proposed in the Manager's Report. This is a non-statutory document to facilitate the advancement of the Special Planning Meeting.

Deirdre Fallon, Executive Planner, advised the Members on the issues raised in the Dublin and Mid-East Regional Authorities and the Department of the Environment Community and Local Government submissions.

Nicholas Whyatt, Senior Engineer, advised the Members on the issues raised in the National Transport Authority submission.

Deirdre Fallon, Executive Planner, presented the main issues of the submissions received for Chapters 1, 2, 3 and Appendix 4 (Housing Strategy).

CHAPTER 1 INTRODUCTION

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~striketrough~~, and proposed new text shown is illustrated in **bold font**.

RECOMMENDATION 1.1

1.8 Myplan.ie

Myplan.ie is an initiative of the Department of the Environment, Community and Local Government on behalf of each of the 88 Planning Authorities across the country. It is a free and easy to use public information system about development and local area plans and also provides other information which is relevant to planning decision-making (census, heritage sites, patterns of housing development etc). Information is available on the website regarding land use plans in County Meath, which has been supplied by Meath County Council. Myplan.ie is a valuable resource for the public and people working in the area of planning,



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and it is the intention of Meath County Council to continue to contribute information to this website. Information on planning in Meath is also available on the Council's website at www.meath.ie

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly, and seconded by Councillor Joe Bonner.

RECOMMENDATION 1.2

Section 1.6

"The preparation of the Draft Development Plan has been influenced by a number of strategic international, national, regional and local documents, as illustrated overleaf in Figure 1.1. Appendix 2 details some of the considerations from key policy documents for the preparation of this Plan. **These include the mandatory objectives for Development Plans that are set out in the Planning and Development Acts 2000-2011.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly, and seconded by Councillor Noel Leonard.

RECOMMENDATION 1.3

"In addition, as a Planning Authority within the Greater Dublin Area, Meath County Council's County Development Plan must be consistent with the transport strategy of the National Transport Authority and it must be consistent with the Regional Planning Guidelines for the Greater Dublin Area¹. Finally, this County Development Plan must have regard to the Development Plans of adjoining Authorities. **The Local Authorities adjoining County Meath are Louth, Kildare, Westmeath, Monaghan, Cavan, Offaly and Fingal.**"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway, and seconded by Councillor John V. Farrelly.

RECOMMENDATION 1.4

Footnote 1: The counties in the Greater Dublin Area are Meath, Kildare, Wicklow, Dublin City, Fingal, South Dublin and Dun Laoghaire Rathdown.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway, and seconded by Councillor Gerry O'Connor.



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CHAPTER 2 CORE STRATEGY

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strikethrough~~, and proposed new text shown is illustrated in **bold font**.

RECOMMENDATION 2.1

Section 2.3.2 Future Population Growth

Although the overall housing requirement including headroom amounts to 23,940 units, the extent of committed units (i.e. units for which planning permission has been granted but which have not yet been built) must be taken into account. Meath County Council estimates that approximately 10,998 committed units were approved at the end of 2011. ~~The downturn in the housing market suggests that a significant quantity of schemes permitted will not proceed to construction and it is considered reasonable to allow for this in estimating committed units. Therefore, it is proposed to subtract 30% of the 10,998 committed unbuilt units from the overall committed units, i.e. 3,299 units. This would bring committed units to 7,699.~~ The housing allocation for the lifetime of the Development Plan therefore amounts to ~~16,241~~ **12,942** taking into account the committed units.

A discussion followed on the removal of the 30% headroom associated with potential unbuilt committed units, which was recommended in the Manager's Report in order that the population figures would comply with the Regional Planning Guidelines.

The Elected Members requested that the Development Plan acknowledges their concerns regarding the manner in which population projections were calculated in the Regional Planning Guidelines. They requested that the population projections and household allocation in the Plan be revisited following the publication of the review of the Regional Planning Guidelines population household figures.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly, and seconded by Councillor Eoin Holmes.

It was noted to reflect ~~to~~ in text amendments referred in latest census data.

It was agreed to group Manager's Recommendations 2.2, 2.9 and 2.10.

MANAGER'S RECOMMENDATION 2.2

Replace 2.4 with the following table:



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Large Growth Town I							
Navan*	3,984	45	88.5	240.5	13.9	254.4	165.9
Drogheda Environs	857	43	19.9	157.2	1.8	159.1	139.1
Large Growth Town II							
Dunboyne	1,494	45	33.2	88.6	1.19	89.8	56.6
Maynooth	199	35	5.7	9.5	0.85	10.4	4.7
Moderate Sustainable Growth Towns							
Ashbourne	637	35	18.2	39.5	0.3	39.7	21.5
Trim	518	35	14.8	108.4	3.3	111.7	96.9
Kells	518	35	14.8	75.7	7.1	82.7	67.9
Dunshaughlin	319	35	9.1	62.9	1.9	64.9	55.7
Kilcock	398	35	11.4	63.5	0.0	63.5	52.1
Small Town							
Athboy	319	25	12.7	34.3	0.4	34.7	22.0
Bettystown/Laytown/ Mornington East	80	25	3.2	106.4	7.4	113.8	110.6
Duleek	239	25	9.6	34.6	0.6	35.2	25.7
Enfield	319	25	12.7	35.6	2.3	37.9	25.2
Oldcastle	319	25	12.7	25.9	1.3	27.2	14.5
Ratoath	239	25	9.6	23.3	3.0	26.3	16.7
Stamullen	80	25	3.2	20.9	1.4	22.3	19.1
Villages							
Ballivor	60	20	3.0	24.7	0.9	25.6	22.6
Carlanstown	40	20	2.0	10.5	0.6	11.0	9.0
Carnaross	20	20	1.0	1.7	0.6	2.2	1.2
Clonard	20	20	1.0	8.5	1.1	9.6	8.6
Clonee	84	35	2.4	1.2	0.0	1.2	-1.2
Crossakiel	20	20	1.0	3.1	0.3	3.5	2.5
Donore	20	20	1.0	12.1	0.6	12.7	11.7
Drumconrath	60	20	3.0	17.4	0.0	17.4	14.4
Gibbstown	20	20	1.0	9.4	0.6	10.0	9.0
Gormonston	20	20	1.0	52.7	0.0	52.7	51.7
Julianstown	24	20	1.2	1.8	0.1	1.9	0.7
Kenstown	60	20	3.0	9.4	0.2	9.7	6.7
Kilbride	20	20	1.0	8.7	0.4	9.1	8.1
Kildalkey	20	20	1.0	11.1	0.1	11.2	10.2
Kilmainhamwood	20	20	1.0	4.4	0.1	4.5	3.5
Kilmessan	159	35	4.6	5.7	0.0	5.7	1.2
Longwood	40	20	2.0	20.9	0.4	21.3	19.3
Mornington/Donacarney	20	20	1.0	28.2	0.8	29.0	28.0
Moynalty	20	20	1.0	9.0	0.1	9.2	8.2



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Nobber	60	20	3.0	13.7	0.1	13.8	10.8
Rathcairn	40	20	2.0	12.8	0.6	13.3	11.3
Rathmolyon	20	20	1.0	10.2	0.5	10.7	9.7
Slane	120	20	6.0	10.3	0.5	10.7	4.8
Summerhill	120	20	6.0	12.9	0.0	12.9	7.0
Rural Housing	1,320						
Total	12,942		329.4	1682.0	60.48	1497.8	1,153

*As per the Guidance Note on Core Strategies (DoEHLG 2010) the SDZ at Clonmagadden has not been included in the figure for residential zoned land in Navan.

**Note that the figure entered represents 30% of the total available mixed use land zoning reflecting that residential uses would be subsidiary use in these zoning categories which relate to town and village centre sites and edge of centre sites.

MANAGER'S RECOMMENDATION 2.9

Switch the figures for residential zoned land and mixed use residential for Trim and Dunshaughlin stated in Table 2.4 (see proposed revised table in section 3.2)

MANAGER'S RECOMMENDATION 2.10

Revise the column heading in Table 2.4 to state "Av. Net Density Applicable unit/ha" (see proposed revised table in section 3.2)

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 2.3

Replace Table 2.5 with the following table:

Large Growth Town I		
Navan	786	3,984
Drogheda Environs	1,653	857
Large Growth Town II		
Dunboyne	113	1,494
Maynooth	0	199
Moderate Sustainable Growth Town		
Ashbourne	1,356	637
Trim	912	518
Kells	349	518
Dunshaughlin	784	319
Kilcock	0	398
Small Town		
Athboy	159	319
Bettystown/Laytown/Mornington East	1,077	80



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Duleek	160	239
Enfield	31	319
Oldcastle	9	319
Ratoath	311	239
Stamullen	262	80
Village		
Ballivor	2	60
Carlanstown	22	40
Carnaross	0	20
Clonard	90	20
Clonee	601	84
Crossakiel	38	20
Donore	4	20
Drumconrath	0	60
Gibbstown	0	20
Gormonston	0	20
Julianstown	12	24
Kenstown	6	60
Kilbride	0	20
Kildalkey	6	20
Kilmainhamwood	0	20
Kilmessan	39	159
Longwood	70	40
Mornington/Donacorney	420	20
Moynalty	0	20
Nobber	0	60
Rathcairn	1	40
Rathmolyon	120	20
Slane	44	120
Summerhill	82	120
Rural Houses	1,479	1,320
Total	10,998	12,942

* Note that headroom of 30% has been included in these figures, as per the 'Development Plans Guidelines for Planning Authorities.'

It was highlighted that the table contained a typographical error. The footnote to the table should read 50% rather than 30%, as reference in the Manager's Response to the issues raised. The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 2.4

Section 2.3.4 (Guidelines for the Review of Local Area Plans/Development Plans)

Add new bullet point stating:

The location and scale of existing permissions in the particular town or village.



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 2.5

Section 2.4.2 Retail

Delete Table 2.6 and replace it with the following table:

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

*Dunboyne will gradually develop over the next 20 years towards a ~~First Tier~~ Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 2.6

2.4.2 Retail

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular, there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and ~~Tier 2~~ Level 3 centres. This is of key importance if the county's performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the ~~first~~ Level 2 and ~~second tier~~ Level 3 centres within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Anne Dillon-Gallagher.



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MANAGER'S RECOMMENDATION 2.7

2.6 Infrastructure and Supporting Services

Map 6.1 illustrates key transport corridors and networks in Meath. There are a number of national primary and secondary road routes which pass through Meath including the M1, M/N2, M/N3, M4, M6, N51 and N52. These routes, particularly the national primary roads and Dublin - Belfast Economic Corridor, have had a significant impact on development patterns and pressures in the County, as evidenced by the attractiveness of towns on the national routes close to Dublin as commuting centres. Meath also benefits from the Dublin-Belfast railway line passing through the east of the county, the Dublin – Sligo railway line passing through the south of the county and the Navan – Drogheda – Dublin Port Rail Freight Line. Significant investment has been recently made in constructing Phase I of the Navan-Dublin rail line, which presently terminates at Pace providing park and ride facilities there and a station serving Dunboyne town. The current Development Plan contains an R1 zoning to facilitate the completion of the line to Navan. The County is also served by the Navan – Kingscourt disused rail line which is being promoted as a ‘Green way’.

The Development Plan strategy has sought to complement and support the aims of higher level policy documents in the area of transport, particularly ‘Smarter Travel’ and the draft NTA ‘Greater Dublin Area Transport Strategy 2011-2030’. The key aims of these documents include reducing travel demand, maximising the efficiency of the transport network, reducing reliance on fossil fuels, reducing transport emissions, improving accessibility to transport, adopting a hierarchy of transport users with pedestrians, cyclists and public transport users at the top of the hierarchy and considering land use planning and transport planning together.

These have been incorporated into the Development Plan through the inclusion of broader strategic objectives in addition to more detailed policy and specific objectives. For example, at a strategic level, core principle 5 aims to “encourage mixed use settlement forms and sustainable centres, in which employment, housing and community services are located in close proximity to each other and to strategic public transport corridors.” This will assist in reducing the overall need to travel and promoting and increasing accessible to public transport as espoused at national and regional policy level. Core principle 6 supports the creation of a compact urban form in all settlements in Meath which again will reduce the need to travel and facilitate sustainable modes of transport such as walking and cycling.

More specifically geared towards transport are core principles 9 and 10 which seek to consolidation population growth and employment in areas best served by public transport and a range of transport



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modes and to promote and support the integration of land use and transport and a modal shift to greater use of sustainable modes of transport, including public transport, walking and cycling, respectively. In chapter 6 (Transport) policy TRAN SP 2 reinforces this through the promotion of sustainable forms of transport. Section 6.6 of the Development Plan addresses the integration of land use and transport and is supported by policy TRAN SP 1.

Other more specific elements of the draft NTA strategy have also been included in the Development Plan e.g. section 6.7 addresses the preparation of transport plans for Navan, the Drogheda Environs, Dunboyne, Kells, Trim, Ashbourne and Dunshaughlin which are required under the Draft NTA Transport Strategy and the car parking standards of the strategy have been replicated in the development management standards of the Development Plan.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Nick Killian and seconded by Councillor John V. Farrelly.

MANAGER’S RECOMMENDATION 2.8

Section 2.7 Rural Areas

Insert the following after ‘Area 1 - Rural Areas under Strong Urban Influence’:

The policies for this area, as set out in Chapter 10 (Rural Development) include:

RD POL 1 To ensure that individual house developments in rural areas satisfy the housing requirements of persons who are an intrinsic part of the rural community in which they are proposed, subject to compliance with normal planning criteria.

RD POL 2 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan.

RD POL 3 To protect areas falling within the environs of urban centres in this Area Type from urban generated and unsightly ribbon development and to maintain the identity of these urban centres.

Insert the following after ‘Area 2 - Strong Rural Areas’

The policies for this area, as set out in Chapter 10 (Rural Development) include:

RD POL 4 To consolidate and sustain the stability of the rural population and to strive to achieve a balance between development activity in urban areas and villages and the wider rural area.



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RD POL 5 To facilitate the housing requirements of the rural community as identified while directing urban generated housing to areas zoned for new housing development in towns and villages in the area of the development plan

Insert the following after 'Area 3 - Low Development Pressure Areas'

The policy for this area, as set out in Chapter 10 (Rural Development) include:

CS OBJ 17 To support rural communities through the identification of lower order centres including small towns, villages and graigs to provide more sustainable development centres in the rural areas.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eugene Cassidy.

MANAGER'S RECOMMENDATION 2.11

Section 2.3.3 Residential Zoned Land Provision

~~The Local Area Plans will need to be reviewed and amended where necessary to address the excess of residential zoning in order to ensure consistency between the household allocations, residential zoned land requirements and Local Area Plans and to ensure that the urban settlements in Meath develop in a planned and orderly manner according to the core strategy and settlement strategy outlined in Chapter 3. Meath County Council intends to publish variations to town and village Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4. In total, Local Area Plans are in place for 40 individual urban centres across the County. The vast majority of these Local Area Plans are not required by statute as Section 19(1)(b) of the Planning and Development Acts 2000-2011 requires that a Local Area Plan must be made in respect of an area which:~~

- is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census,
- has a population in excess of 5,000, and
- is situated within the functional area of a Planning Authority which is a county council.

In addition, according to Section 19 (1)(bb) of the Acts, notwithstanding paragraph (b) quoted above, a Local Area Plan shall be made in respect of a town with a population that exceeded 1,500 persons (in the census of population most recently published before a Planning Authority makes its decision under subparagraph (i) except where

- (i) the Planning Authority decides to indicate objectives for the area of the town in its Development Plan, or
- (ii) a Local Area Plan has already been made in respect of the area of the town or objectives for that area have already been indicated in the Development Plan.



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In order to streamline the process of reviewing LAPs, Meath County Council intend to reduce the number of standalone LAPs and to incorporate objectives for the remainder of the urban centres into the County Development Plan. Local Area Plans are mandatory for Drogheda Environs, Dunboyne, Ashbourne, Laytown/Bettystown and Ratoath as their respective populations all exceeded 5,000 at the 2011 Census of Population. It is now proposed to retain LAPs for these centres and for Dunshaughlin. A new LAP is required for Laytown/Bettystown. The existing process of having a joint LAP for Dunboyne/Clonee/Pace will be maintained.

For all other centres, it is proposed to include objectives in the County Development Plan, i.e. Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacorney/Mornington East, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill.

Following the adoption of the Meath County Development Plan 2013-2019, the centres for which LAPs are being retained will be amended to ensure that they adhere to the provisions of the new County Development Plan (demonstrating consistency with the core strategy, economic strategy etc.). For the remaining centres, detailed objectives and land use zoning objectives will be incorporated into the County Development Plan by variation, subject to the necessary amendments to ensure that they are consistent with the County Development Plan. Subsequently, the LAPs relating to these centres will be revoked.

Planning legislation requires that a Local Area Plan is amended within one year of a new Development Plan being made, where the Local Area Plan is no longer consistent with the Development Plan. Meath County Council intends to publish the variations to the town LAPS, a new LAP for Bettystown/Laytown and a variation to the County Development Plan to include zoning and development objectives for the remaining centres within one year of the adoption of the County Development Plan.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 2.12

Any variation/amendment required as a result of this core strategy should be screened for the need to undertake Appropriate Assessment and under the requirements of the SEA Directive.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Gerry O'Connor.



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MANAGER'S RECOMMENDATION 2.13

“Applications for residential development on greenfield lands (i.e. ‘A’ zonings) in all centres listed in Table 2.1 shall be considered premature until such time as the variation/amendment of a Development Plan/Local Area Plan or adoption of a new plan required to ensure consistency with the settlement strategy and core strategy in this Plan is made. **This shall not apply to applications which concern changes to the design or layout of a scheme provided that no additional increase in units results. Any such application will be required to be consistent with the lifespan of the parent application (see also section 11.2 Residential Development)”**

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 2.14

~~CS OBJ 2 To publish variations to Local Area Plans within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4.~~

CS OBJ 2 To publish variations to the Local Area Plans of Ashbourne, Drogheda Environs, Dunboyne/Clonee/Pace, Dunshaughlin and Ratoath within one year of the adoption of the Meath County Development Plan 2013-2019 to ensure that they are consistent with the Development Plan, and particularly the settlement strategy, core strategy and household allocations outlined in Table 2.4

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Jenny McHugh.

MANAGER'S RECOMMENDATION 2.15

CS OBJ 3 To publish a variation to the Meath County Development Plan 2013-2019 within one year of the adoption of the Development Plan to contain development and zoning objectives for the following centres: Athboy, Gibbstown, Ballivor, Carlanstown, Carnaross, Clonard, Crossakiel, Donore, Donacarne/Mornington, Drumconrath, Duleek, Enfield, Gormonston, Julianstown, Kentstown, Kilbride, Kilcock Environs, Kildalkey, Kilmainhamwood, Kilmessan, Longwood, Maynooth Environs, Moynalty, Nobber, Oldcastle, Rathcairn, Rathmolyon, Slane, Stamullen and Summerhill. These objectives shall give effect to and be consistent with the core strategy, policies and objectives of the Development Plan.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Anne Dillon-Gallagher.



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MANAGER'S RECOMMENDATION 2.16

CS OBJ XX To prepare a new Local Area Plan for Bettystown/Laytown within one year of the adoption of the Meath County Development Plan 2013-2019. The new LAP shall be consistent with the Meath County Development Plan 2013-2019 and its core strategy.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 2.17 (Strike Out)

~~CS OBJ 5 To review the compatibility of applications for extension of duration of residential developments with the proper planning and sustainable development of the area taking into account the significant changes in the development objectives in the Development Plan and Regional Planning Guidelines that have occurred with the adoption of the Regional Planning Guidelines for the Greater Dublin Area 2010 and the Meath County Development Plan 2013-2019.~~

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 2.18

CS OBJ XX To include in the progress report to be prepared two years after the adoption of the County Development Plan, details of the units permitted to date in comparison with the household allocations detailed in Table 2.4

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 2.19

Section 2.3.4 Guidelines for the Review of Local Area Plans/Development Plans

"In the case of all towns and villages in the County, the release and development of residential lands shall take account of the following criteria:

"the provision of necessary physical infrastructure, primarily the availability of capacity in water and wastewater infrastructure.

The urban context must be capable of absorbing the scale and quantum of development that is envisaged. **In considering the zoning at LAP/Town Plan stage any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/or mitigate the potential conflict, by**



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means of alternative land use zoning objectives, phasing (pending mitigation) or discontinuing the land use zoning objective.”

Flood risk assessment and the Flood Risk Management Guidelines. In particular, the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study shall be adhered to. The flood risk assessment carried out as part of the County Development Plan preparation shall also be complied with.

Potential environmental impacts including those relating to the Habitats Directive, strategic environmental assessment and environmental impact assessment.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Maria Murphy.

MANAGER’S RECOMMENDATION 2.20

2.4 Sustainable Economy

“Individual Town Development Plans, ~~and~~ Local Area Plans **and development objectives for other towns and villages to be contained within the County Development Plan as described in Section 2.3.3** will reflect the economic policies contained in this County Development Plan. The nature, location and quantum of lands identified for employment generating uses for each settlement and their ability to be serviced must reflect and be consistent with, their role in the economic and settlement hierarchies as provided for in this core strategy.”

CS OBJ 9 To facilitate and encourage the **sustainable** development of designated core economic areas, such as would allow the creation of a critical mass, in terms of residential population and economic activities, sufficient to ~~sustain~~ **service** the proposed expanded economic function of such centres. The promotion and facilitation of large scale employment generating developments will occur within the Primary Economic Areas/ Primary Economic Growth Areas and Secondary Economic Growth Areas.....

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor William Carey and seconded by Councillor Noel Leonard.

MANAGER’S RECOMMENDATION 2.21

CS OBJ 10 The development strategies pursued by Meath Local Authorities in the review of individual town development plans and local area plans **and preparation of development and zoning objectives for urban centres to be included in the Meath County Development Plan** shall be consistent with the Economic



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Development Hierarchy presented in Table 4.2 and with the high level objectives for the designated Economic Growth Area/Towns contained in Section 4.1.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Eugene Cassidy.

MANAGER'S RECOMMENDATION 2.22

2.5 Sustainable Heritage

To use the term "UNESCO World Heritage Site of Brú na Bóinne" in this section and throughout the Plan when referring to the site.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor William Carey.

MANAGER'S RECOMMENDATION 2.23

2.8 Core Strategy Map

It is recommended to remove the multi modal corridor designation along the N/M2 to Ashbourne.

The Councillors agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 2.24

2.9.1 Introduction

The County Development Plan determines the overall zoning objectives to be applied at the county wide level. The location of zoning objectives within settlements ~~is~~ **will be** determined in the Town Development Plans, ~~and~~ Local Area Plans **and zoning objectives for the urban centres to be contained with the County Development Plan** within the overall framework established by the County Development Plan.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Sirena Campbell.

MANAGER'S RECOMMENDATION 2.25

2.9.4 Land Use Zoning Objectives

This section of the Development Plan sets out the land use zoning objectives applicable to all statutory land use plans in the County **and for the zoning objectives for the urban centres to be contained within the County**



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Development Plan. It provides an explanation of the land use categories which apply with each land use zoning objectives. The zoning policies and objectives are derived from the Core Strategy.

These land use zoning objectives shall apply to the review of all statutory land use plans in Co. Meath **and the inclusion of zoning objectives for the subsumed urban centres in the County Development Plan** save with regard to zoning objective “*RI Rail Corridor*” which is applicable from the date this County Development Plan shall take effect.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Jenny McHugh.

MANAGER’S RECOMMENDATION 2.26

2.9.5 Permissible and Non Permissible Uses

Transitional Zones

The individual Town Development Plans and Local Area Plan zoning objective maps **and the zoning objective maps to be contained in the County Development Plan will** show the boundaries between different zone objectives.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eugene Cassidy and seconded by Councillor Jenny McHugh.

MANAGER’S RECOMMENDATION 2.27

2.9.6 Primary Land Use Zoning Categories

Explanatory Notes

~~..... A Supermarket / Superstore is a single level, self service store selling mainly food or food with some ancillary non food goods with a net sales area in excess of 200 sq. m.~~

Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.

Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Jenny McHugh.



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MANAGER'S RECOMMENDATION 2.28

A2 New Residential

Guidance

Insert text at end of section stating:

Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.

Open for Consideration Uses

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket/superstore, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 2.29

D1 Tourism

Objective: To provide for **appropriate and sustainable** visitor and tourist facilities and associated uses.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Jenny McHugh.

MANAGER'S RECOMMENDATION 2.30

E2 General Enterprise & Employment Guidance (General)

Include the following text at the end of this section:

"Existing employment generating uses together with their expansion to an appropriate scale and size shall be facilitated notwithstanding the category of settlement specified."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 2.31

Section 2.9.7 Local Zoning Objectives



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Local Zoning Objectives relate to particular sites / areas located within a broad zoning category where notwithstanding the overall zoning of the area the Council is seeking to achieve a special objective. **The review of Local Area Plans and Town Development Plans and preparation of zoning objectives for inclusion in the County Development Plan will identify specific local objectives. In this regard, a number of areas are outlined in Section 4.3 (Employment Sectors)**

~~It is an objective of Meath County Council:~~

1- ~~Strategic Employment Zones (High Technology Uses)~~

~~To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area. This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.~~

~~The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.~~

2- ~~Data Centre in the vicinity of Rath Roundabout, Ashbourne~~

~~To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.~~

~~A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.~~

3- ~~To provide for the continued development and expansion of equine related activities in Ratoath~~

~~To support and provide for enhancement and diversification of existing equine and related industry in Ratoath centred around Fairyhouse Race course and Tattersalls.~~



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4. ~~To provide for small and medium sized industries to develop in the vicinity of Raystown, Ratoath~~
~~To provide for small and medium sized industries to develop on the R125 Ashbourne Road in accordance with an approved Masterplan and subject to the provision of necessary physical infrastructure. This area should have a particular focus on providing incubator units and facilities for start up industries. It is intended that the area will also include the provision of a civic amenity site. Meath County Council will require that a Masterplan accompanies any planning application made for development on these lands detailing the overall site and building layout, building height and design principles, landscaping, phasing, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. Public lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands.~~

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Joe Bonner and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 2.32

Section 4.2 Quantum of Available Zoned Employment Generating Land

"... The preparation of individual Town Development Plans, ~~and~~ Local Area Plans **and zoning objectives for urban centres to be included in the County Development Plan** need to reflect the economic policies contained in this County Development Plan...."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Gerry O'Connor.

MANAGER'S RECOMMENDATION 2.33

The scale of lands identified for employment generating uses in Stamullen needs to be reconsidered ~~in the context of a review of the East Meath Local Area Plan~~. **The preparation of zoning objectives for the town shall be included in the varied County development Plan.** No decision should be taken in this regard until the pre feasibility stage of the assessment of the proposed deepwater port has been concluded."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Jenny McHugh.

MANAGER'S RECOMMENDATION 2.34

Section 4.3 Employment Sectors

"The Core Strategy outlined the land use zoning objectives which shall apply in the review of all statutory land use plans in County Meath for this County Development Plan taking effect **and in the inclusion of**



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development and zoning objectives for centres in the County Development Plan for urban centres with no individual land use plan.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Anne Dillon-Gallagher.

MANAGER’S RECOMMENDATION 2.35

Add in the following text at the end of the section:

“Section 2.9.7 (Local Zoning Objectives) outlined that specific local objectives may be applied to lands within a broad zoning category where the Council is seeking to achieve a special objectives. Consideration will be given to including the following particular local zoning objectives in the review of the Ratoath and Ashbourne Local Area Plans and the preparation of development objectives for Maynooth Environs.”

Strategic Employment Zones (High Technology Uses)

1. To provide for high technology / bio technology industries in a high quality campus style environment within the Maynooth Environs Local Area Plan area.

This objective will also seek to accommodate associated advanced manufacturing, office, research and development uses. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity. Mobility Management of future employees shall be to the fore in establishing the agreed quantum of employees which can be accommodated within individual locations predicated on maximising public transport opportunities and the use of innovation in reducing associated carbon footprint.

The suitability of these subject lands to accommodate intensive office based development will have to be assessed in a Development Management context.

2. Data Centre in the vicinity of Rath Roundabout, Ashbourne

To provide for the development of Data Centres in the general vicinity of the Rath Roundabout. This shall seek to provide for data centre facilities and associated related industries set in open parkland with extensive landscaping, a high architectural standard of layout and building design. Employment types other than those strictly related to data storage shall show a clear process related requirement to locate in proximity to a data centre.

A data centre is a facility used to house computer systems and associated components, such as telecommunications and storage systems. It generally includes redundant or backup power



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supplies, redundant data communications connections, environmental controls (e.g. air conditioning, fire suppression) and security devices.

3. To provide for the continued development and expansion of equine related activities in Ratoath
To support and provide for enhancement and diversification of existing equine and related industry in Ratoath centred around Fairyhouse Race course and Tattersalls.

4. To provide for small and medium sized industries to develop in the vicinity of Raystown, Ratoath
To provide for small and medium sized industries to develop on the R125 Ashbourne Road in accordance with an approved Masterplan and subject to the provision of necessary physical infrastructure. This area should have a particular focus on providing incubator units and facilities for start up industries. It is intended that the area will also include the provision of a civic amenity site. Meath County Council will require that a Masterplan accompanies any planning application made for development on these lands detailing the overall site and building layout, building height and design principles, landscaping, phasing, mix of uses for the site, traffic impact assessment and management proposals and service arrangements. Public lighting, footpaths and cycleways shall be provided on all roadways provided as part of the development of the lands.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Maria Murphy.

MANAGER’S RECOMMENDATION 2.36

ED POL 3 To ensure that sufficient and suitable land is zoned for employment generating uses through the individual town development and local area plan process **and in the preparation of development and zoning objectives for towns/villages with no individual land use plan that will be included in the County Development Plan**, as appropriate.

The Councillors agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 2.37

ED OBJ 2 To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in ~~each~~ individual Development Plans and Local Area Plans **and in the preparation of development and zoning objectives for towns and villages that are to be included in the County Development Plan.**



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This review shall:

- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer);
- (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan, ~~or~~ Local Area Plan **or individual objective maps to be included in the County Development Plan** as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy);..
- (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormanston/ Stamullen;
- (iv) review ~~of the Maynooth and Kilbride Local Area Plans of the zoning objectives for Maynooth Environs and Kilbride in the preparation of zoning maps for the centres for inclusion in the County Development Plan.~~

The outcome of this review may necessitate variations to individual Development Plans and amendments to Local Area Plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor John V. Farrelly.

MANAGER’S RECOMMENDATION 2.38

Section 4.6.7 Tourist Infrastructure

Town & Village Enhancement

.... The Council will include a policy to work closely with local communities in implementing village design plans that have been prepared in a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans **and development objectives contained in the County Development Plan.**

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Maria Murphy.

MANAGER’S RECOMMENDATION 2.39

ED POL 40 To facilitate and support in the implementation of Village Design Plans and other community led projects to enhance village environments that have been prepared through a public consultation process whilst ensuring that such plans are consistent with adopted Local Area Plans for such centres **and town/village development objectives contained in the County Development Plan.**



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Gerry O'Connor.

MANAGER'S RECOMMENDATION 2.40

Section 11.2 Residential Development

Insert at the end of this section:

“Where an application is made for changes to the design or layout of elements of a residential scheme, the duration of the application shall be linked by condition with that of the parent application. This is to ensure the implementation of residential schemes in an orderly and integrated fashion and to avoid a proliferation of expiration dates for different elements of schemes such that permission for, for example, the open space serving a development may expire prior to permission for units due to a newer application being made for revisions to unit types. Such procedure reflects best planning practice in this regard.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Eoin Holmes.



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CHAPTER 3 SETTLEMENT STRATEGY AND HOUSING

MANAGER'S RECOMMENDATION 3.1

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

“SS OBJ 1 To secure the **sustainable** development of County Meath in accordance with the settlement hierarchy set out in Table 3.2.....”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Sirena Campbell.



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APPENDIX 4 MEATH HOUSING STRATEGY

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION A4.1

Section 11.2 Residential Development

Insert before the last paragraph in this section:

“Applications for residential development shall illustrate the phasing for the scheme. Phasing proposals shall ensure that open space and infrastructure to serve dwellings in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority prior to the initiation of the succeeding phase.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION A4.2

11.8.1 Industrial, Office, Warehousing and Business Park Development

Insert at the end of this section:

“Applications for multi unit industrial/office/warehousing/business park schemes shall illustrate the phasing for the development. Phasing proposals shall ensure that open space and infrastructure to serve units in a given phase e.g. public lighting, footpaths, is completed to the satisfaction of the Planning Authority, prior to the initiation of the succeeding phase.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Catherine Yore.



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John Spain from John Spain & Associates made a presentation on the Retail Strategy (Appendix 5) in accordance to the recently adopted Retail Planning Guidelines 2012.

It was agreed to present all the Manger's recommendations A5.1 – A5.23 in one block.

APPENDIX 5 RETAIL STRATEGY

MANAGER'S RECOMMENDATIONS

In the recommendations below, text proposed to be deleted is shown as ~~strikethrough~~, and proposed new text shown is illustrated in **bold font**.

It should be noted that the recommendations in this section focus on changes to the text of the Development Plan and outlining the broad changes to the Retail Strategy. The revised Retail Strategy contains the full details of all of the changes proposed to be made to the Strategy which have been highlighted to distinguish them from the original text by showing deletions as strikethrough and additional text as bold font.

MANAGER'S RECOMMENDATION A5.1

Reference should be made to the Retail Strategy document for all proposed amendments to same.

MANAGER'S RECOMMENDATION A5.2

Development Plan:

It is recommended to make the following changes, with the proposed additional text shown in bold font and text to be deleted shown as strikethrough:

Remove existing definition of Supermarket/Superstore from section 2.9.5 of the Draft Development and clarify definitions of Supermarket and Superstores to ensure consistency with the definitions set out in the Retail Planning Guidelines under 2.9.5 as follows:

Supermarket: Single level, self service store selling mainly food, with a net retail floorspace of less than 2,500 sq.m. net.

Superstore: Generally, single level, self service stores selling mainly food, or food and some non – food goods, with at least 2,500 sq.m. net retail floorspace but not greater than 5,000 sq.m. net retail floorspace and with integrated or shared parking.

MANAGER'S RECOMMENDATION A5.3

Remove reference to superstore within the Development Plan as a use that would be open for consideration in A2 areas and retain retail reference to supermarket only as illustrated below:



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Open for Consideration Uses

Allotments, Bank / Financial Institution, Betting Office, Caravan Park, Cultural Facility, education (Third Level), Enterprise Centre, Health Centre, Healthcare Practitioner, Hotel / Motel / Hostel, Offices <100sq. m., Offices 100 to 1000 sq. m. , Petrol Station, Place of Public Worship, Public House, Restaurant / Café, Supermarket/superstore, Shop, Take-Away / Fast Food Outlet, Veterinary Surgery.

MANAGER'S RECOMMENDATION A5.4

Include the following statement under the heading of guidance on the A2 zoning objectives of the Plan in Section 2.9.6:

In all residentially zoned lands, no residential development shall be permitted on lands that are subject of a deed of dedication or identified in a planning application as open space to ensure the availability of community and recreational facilities for the residents of the area. **Individual convenience stores in neighbourhood centres in A2 zoned areas should generally not exceed 1,000 sq. metres net retail floorspace unless otherwise identified in the Town Development Plan/Local Area Plan.**

MANAGER'S RECOMMENDATION A5.5

Recommendation Main Issue 2

Include the subject lands as part of OS3 in Trim in Retail Strategy and amend figures 5.21, 5.22 and 5.24 of the Retail Strategy accordingly.

MANAGER'S RECOMMENDATION A5.6

Recommendation Main Issue 5

A statement is inserted in the Retail Strategy (para 5.1.11) which states: "The merits of each opportunity site must be considered in the context of the proper planning and sustainable development of the area and due cognisance must be had to all relevant environmental factors including compliance with the Flood Risk Management Guidelines."

The text will therefore read as follows:

"Each health check assessment concludes by setting out key actions and recommendations for each centre and identifies potential retail opportunity sites. It should be noted that the opportunity sites identified in the health check assessment are potential retail development sites. The strategy is not intended to be prescriptive in this regard and other suitable sites for retail development may well come forward for development over the period of the Development Plan. Sites for retail development should be considered on their merits and in accordance with the principles of the sequential test. **The merits of each opportunity site must be considered in the context of**



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the proper planning and sustainable development of the area and due cognisance must be had to all relevant environmental factors including compliance with the Flood Risk Management Guidelines. Specific guidance regarding the assessment of a sites' suitability for retail development is detailed in Section 9 of this strategy."

MANAGER'S RECOMMENDATION A5.7

Recommendation Main Issue 8

Recommend that the retail hierarchy, table 8.1 and associated text in section 8.2.13 in the retail strategy is amended to reflect the format and terminology of the Regional Retail Planning Guidelines to ensure consistency.

As a consequence of this amendment a number of revisions are made to Chapter 2 of the Draft County Development Plan. Table 2.6 which sets out the retail hierarchy for County Meath is replaced along with the accompanying text in Section 2.4.2. This revision is also reflected in Chapter 4 of Draft County Development Plan wherein Table 4.3 and the text under Section 4.5.3 is revised. These revisions are highlighted below.

MANAGER'S RECOMMENDATION A5.8

Section 2.4.2 Retail

Delete table 2.6 and replace with the following table. Amend the text of this section as outlined below.

Level	Centre	Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyrne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

*Dunboyrne will gradually develop over the next 20 years towards a ~~First Tier~~ Level 2 Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

The comprehensive survey (household and shopper) undertaken as part of the County Retail Strategy highlights continued significant levels of comparison expenditure leakage from the County from the settlements in the east and south east. There remains considerable scope for improvement in the retail offer of the county. In particular,



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there is considerable scope for the further enhancement of higher order comparison shopping facilities within Navan and ~~Tier 2~~ **Level 3** centres. This is of key importance if the county’s performance and attractiveness for living, working, visiting and investment is to be sustained.

The County Retail Strategy identifies Core Retail Areas for the ~~first~~ **Level 2** and ~~second tier~~ **Level 3 centres** within the County Retail Hierarchy and also identifies a number of Opportunity Sites within each town which are considered to be suitable locations for retail development. New retail development should be located within or close to these identified core retail areas where possible.

MANAGER’S RECOMMENDATION A5.9

Section 4.5.3 Confirmation of Retail Hierarchy

Delete table 2.6 and replace with the following table. Amend the text of this section as outlined below.

Table 4.3: Retail Hierarchy in Co. Meath

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyrne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

*Dunboyrne will gradually develop over the next 20 years towards a ~~First Tier~~ **Level 2** Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area

Level 2 - County Town Centre – In accordance with its designation within the Retail Strategy for the Greater Dublin Area Navan is a ~~First Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

~~Second Tier~~ **Level 3** – Town and/or District Centres and Sub County Town Centres – Ashbourne, Dunboyrne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyrne will not achieve ~~First Tier~~



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Level 2 Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in ~~the second tier~~ **Level 3**.

~~Third Tier~~ **Level 4 – Neighbourhood Centres**, Local Centres, Small Towns and Villages. This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

Level 5: Corner Shops/small villages: various

~~Other Drogheda Environs:~~ Drogheda Environs contain a relatively large quantum of retail development due to its association with Drogheda Borough, a **second tier centre** in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed at Colpe Cross on the southern fringe of Drogheda and includes a significant office component. The retail provision in Drogheda environs performs an important function in serving the needs of the local and surrounding communities.

MANAGER'S RECOMMENDATION A5.10

Recommendation Main Issue 9

Update of Retail Strategy will be incorporated into the proposed amendments.

As this amendment relates to the full retail strategy please refer to retail strategy document for this amendment. Proposed additional text is shown in bold font and text to be deleted shown as strikethrough throughout the Retail Strategy. The text under section 4.5.1, 4.5.8 and 4.5.9 of Chapter 4 of the Draft County Development Plan is also updated to include reference to the 2012 Retail Planning Guidelines.

MANAGER'S RECOMMENDATION A5.11

Section 4.5.1 Background to Retail Strategy

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outlines the matters which should be addressed in all future County and City Development Plans:

- **State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;**
- **Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;**



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- Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;
- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;
- Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and
- Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.

MANAGER'S RECOMMENDATION A5.12

Section 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (~~April 2012~~ ~~January 2005~~) requirements, all applications for significant development should be assessed against a range of criteria. As a general rule, developments in excess of 1,000m² (gross) of convenience floorspace and 2,000m² (gross) of comparison floorspace located outside of established retail cores will be assessed by the following criteria.

- Compliance with the 'Sequential Approach'
- Impact on the town and village centres, including cumulative impact;
- The relationship of the application to any Development Plan or Local Area Plan allocation;
- The development's contribution to town / village / centre improvement;
- The development's contribution to site and / or area regeneration;
- The quality of access by all modes of transport and by foot and bicycle;



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- The development's role in improving the competitiveness of the County and sub areas of the County;
- The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale.

MANAGER'S RECOMMENDATION A5.13

4.5.9 Design Quality

The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides Planning Authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places. The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks. This is of particular importance due to the visual dominance role which retail plays in a town or village streetscape. Section 11.7 (of Development Management Guidelines and Standards) provides guidance on Retail Development whilst individual Town Development Plans and Local Areas Plans include a range of design principles and policies which respond to local circumstances.

MANAGER'S RECOMMENDATION A5.14

Recommendation Main Issue 10

Recommendation: Include additional text to paragraph 7.9.11 of the Retail Strategy and Section 4.5.6 of the Draft County Development Plan which states that *"a case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development."*

MANAGER'S RECOMMENDATION A5.15

The following additional text will be included under paragraph 4.5.6 of Chapter 4 of the Development Plan:

"It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centres schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. **A case by case consideration of the relevant pipeline**



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floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace. The appropriate redevelopment and revitalization of town centres lands should continue to be promoted as a priority.”

MANAGER’S RECOMMENDATION A5.16

Recommendation Main Issue 11

Distribution of Retail Floorspace Capacity

It is recommended to amend the Retail Strategy to address this issue with the proposed additional text shown in bold font and text to be deleted shown as strikethrough in the revised Strategy. Section 4.5.6, 4.5.7 and Table 4.5 of Chapter 4 of the Draft County Development Plan are revised to incorporate the amendments. The floorspace potential figures set out within Table 2.7 of the Meath County Development Plan are also corrected.

MANAGER’S RECOMMENDATION A5.17

Section 4.5.7 Strategic Guidance on the Distribution of Retail Floorspace

Section 4.5.7 and Table 4.5 of Chapter 4 of the Draft County Development Plan are revised to incorporate the amendments below.

The existing table 4.5 should be deleted and replaced by the tables 4.5 and 4.6, with all other tables in this chapter to be correspondingly renumbered. Additional text should be included as stated below and revisions to the existing text made as illustrated.

	2022
Navan	11,000
Trim	5,000
Kells	3,500
Ashbourne	2,000
Dunshaughlin	3,500
Dunboyne	6,500
Other	4,117
Total	35,617



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	2022
Navan	10,000-24,000
Trim	1,750-5,000
Kells	1,500-4,000
Ashbourne	1,000-3,000
Dunshaughlin	1,250-3,000
Dunboyne	3,500-7,000
Other	1,368-2,446
Total	20,368-48,446

Tables 4.5 and 4.6 set out the indicative potential for additional convenience and comparison floorspace in the main towns within the County in accordance with the role of each settlement within the County Retail hierarchy, its population, trends observed from the household survey and existing retail floorspace provision. Having regard to the deficit in capacity for bulky household floorspace set out within Table 4.4 a split between the individual towns is not considered appropriate. Applications for bulky goods floorspace within the County will be considered on their merits.

The range of comparison floorspace allocation as set out in Table 4.6 above reflects the capacity assessment above under Scenario 1 and Scenario 2.

In considering the requirement potential for additional retail floorspace within the County, the figures contained in Tables 4.4, 4.5 and 4.6 above should not be considered as upper limits, merely as indicative of the scale of new floorspace required to meet the needs of existing and future population and expenditure within the county. The figures represent the potential additional floorspace over that existing and do not include unimplemented permitted retail schemes in the County. The figures set out within Tables 4.5 and 4.6 may be subject to further preparation of individual town development or Local Area Plans. Additional new floorspace may be proposed and this could replace some existing outdated or poorly located retail floorspace. These figures should be seen as minimum rather than maximums. The key consideration is the location of new floorspace.

The lower set of figures for comparison floorspace, Scenario 1 in the capacity assessment, are based on a continuation of high leakage of expenditure from the catchment area to competing centres. The level of retention of this expenditure has potential to increase over the lifetime of the strategy in line with an enhanced provision of comparison floorspace within the County as set out within Scenario 2 of the capacity assessment.



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MANAGER'S RECOMMENDATION A5.18

Section 2.4.2 Retail

Delete the existing table 2.6 and replace with the table below:

Table 2.7: County Meath Floorspace Potential

2011	15,431	124	- 124	-19,983
2019	31,071	13,723	38,527	-7,614
2022	35,617	20,368	48,446	-1,570

MANAGER'S RECOMMENDATION A5.19

Recommendation Main Issue 14

The split of floorspace between the individual zones as set out within in response to Point 11 above.

MANAGER'S RECOMMENDATION A5.20

Recommendation Main Issue 17

It is recommended to amend the boundary of OS4 in Trim to omit the front curtilage of Mr. Wheeler's dwelling as requested but to include the access to the industrial / warehouse units to the south of same.

MANAGER'S RECOMMENDATION A5.21

Recommendation Main Issue 17

It is recommended to make the following changes to the Draft Retail Strategy:

Section 5.8.24: "Whilst the town centre area is relatively compact, there are some backland development areas, particularly to the north of the town centre, which would represent appropriate locations for additional retail or mixed use development. **These locations will be promoted by the Planning Authority though alternative locations will be considered on their merits.**"

MANAGER'S RECOMMENDATION A5.22

Section 5.8.27: "The key actions and recommendations arising from this health check are as follows:

- (i) There is **an urgent** need to promote the potential of Dunshaughlin to accommodate additional retail floorspace generally, **in particular convenience floorspace**;

¹ Scenario 1 is a low growth scenario and scenario 2 is a high growth scenario.



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- (ii) There is a need to promote identified opportunity sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment);**”

MANAGER’S RECOMMENDATION A5.23

Section 8.4.9, second bullet of the key objectives in respect of Dunshaughlin:

- Promote identified sites for retail development and to promote the utilisation of existing vacant premises, **and to consider any other proposals on their merits on a case by case basis (as supported by a relevant retail assessment).**

The Council agreed to accept the Manager’s recommendations on the proposal of Councillor Eoin Holmes and seconded by Councillor Joe Fox.



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Fiona Redmond, Senior Executive Planner, advised the Members on the main issues of the submissions received for Chapter 4.

CHAPTER 4 ECONOMIC STRATEGY

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 4.1

Section 4.5.1 Background to Retail Strategy

~~The Retail Planning Guidelines for Planning Authorities (2005) require Local Authorities to prepare retail strategies and policies for their areas and to incorporate these where appropriate into their development plans. Paragraph 36 of the Guidelines outlines the matters which should be included in all future County and City Development Plans, namely:~~

- ~~• Confirmation of the retail hierarchy, the role of centres and the size of the main town centres;~~
- ~~• Definition of the core retail area of town centres;~~
- ~~• A broad assessment of the requirement for additional retail floorspace;~~
- ~~• Strategic guidance on the location and scale of retail development;~~
- ~~• Preparation of policies and action initiatives to encourage the improvement of town centres;~~
- ~~• Identification of criteria for the assessment of retail developments.~~

The Retail Planning Guidelines (2012) were adopted by the Department of the Environment, Community and Local Government in April 2012 and replace the previous Retail Planning Guidelines (2005). Paragraph 3.3 of the Retail Planning Guidelines outline the matters which should be addressed in all future County and City Development Plans:

- **State the elements of their settlement hierarchy in line with the relevant regional planning guidelines and their core strategy;**
- **Outline the level and form of retailing activity appropriate to the various components of the settlement hierarchy in that core strategy;**
- **Define, by way of a map, the boundaries of the core shopping areas of city and town centres and also location of any district centres;**



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- Include a broad assessment (square metres) of the requirement for additional retail floorspace only for those plans in the areas covered by a joint or multi-authority retail strategy;
- Set out strategic guidance on the location and scale of retail development to support the settlement hierarchy, including where appropriate identifying opportunity sites which are suitable and available and which match the future retailing needs of the area;
- Identify sites which can accommodate the needs of modern retail formats in a way that maintains the essential character of the shopping area;
- Include objectives to support action initiatives in city and town centres; such as mobility management measures - that both improve accessibility of retail areas while aiming to develop a pedestrian and cyclist friendly urban environment and vibrant street life;
- Public realm interventions - aimed at improving the retailing experience through high quality civic design, provision of attractive street furnishing, lighting and effective street cleaning/business improvement district type initiatives; and
- Identify relevant development management criteria for the assessment of retail developments in accordance with these guidelines.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 4.2

Section 4.5.3 Confirmation of Retail Hierarchy

Level 2 ~~First Tier~~ - County Town Centre – In accordance with its designation within the Retail Strategy for the Greater Dublin Area, Navan is a ~~First Tier~~ **Level 2** Centre in the context of the Meath Retail Strategy. This is reflective of its importance as the County Town and the wide range of retail and service functions available in the town.

Level 3 ~~Second Tier~~ -Town and/or District Centres and Sub County Town Centres – Ashbourne, Dunboyne, Dunshaughlin, Kells, Trim, Laytown/Bettystown and Enfield are included in this tier level. These towns perform an important sub county retail role / function and generally include a good range of convenience provision and a modest provision of comparison offer. It is considered that Dunboyne will not achieve Level 2



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First Tier Status over the period of the Retail Strategy. Enfield does not currently have the population or retail offer of the larger centres in Level 3 the second tier.

Level 4 ~~Third Tier~~ – Neighbourhood Centres, Local Centres, Small Towns and Villages. This category includes other small towns and villages in the County including (although not exclusively) Athboy, Ballivor, Clonee, Duleek, Kilmessan, Nobber, Oldcastle, Ratoath, Slane and Stamullen.

Level 5: Corner Shops/small villages: various

Other Drogheda Environs: Drogheda Environs contain a relatively large quantum of retail development due to its association with Drogheda, a **second tier centre a Level 1 Tier 3 Centre** in the national retail hierarchy. Southgate Shopping Centre (District Centre) has recently been constructed at Colpe Cross on the southern fringe of Drogheda and includes a significant office component. The retail provision in Drogheda environs performs an important function in serving the needs of the local and surrounding communities.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Jenny McHugh and seconded by Councillor Gerry O’Connor.

MANAGER’S RECOMMENDATION 4.3

Delete Table 4.3 and replace with the following:

Level	Centre	Meath Retail Hierarchy
Level 1	N/A	
Level 2	Major Town Centres and County Town Centres	Navan
Level 3	Town And/Or District Centres and Sub County Town Centres	Ashbourne, Dunboyne*, Dunshaughlin, Kells, Trim, Laytown/ Bettystown, Enfield
Level 4	Neighbourhood centres, local centres – small towns and villages	Various
Level 5	Corner Shops/small villages	Various
Other		Drogheda Environs

*Dunboyne will gradually develop over the next 20 years towards a **Level 2 First Tier** Centre in recognition of the status affirmed in the Retail Strategy for the Greater Dublin Area



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It was highlighted that there was a typographical error in the footnote under the table. The proposed new text is the words 'Level 2' while the text to be deleted is 'First Tier'. The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Sirena Campbell.

MANAGER'S RECOMMENDATION 4.4

Section 4.5.6 The Requirement for Additional Retail Floorspace

It is noted that there are significant extant permissions for town centre schemes which have not been implemented which have not been included within the above floorspace figures. The permissions pertaining to these sites in many instances include large scale mixed use proposals. Town centre schemes have been permitted in Navan, Kells, Trim, Dunboyne and most recently, in Dunshaughlin. In view of the very changed economic context which has emerged over the last couple of years, it is unlikely all of this permitted floorspace will come to fruition in the format and scale originally proposed. The Council remains committed to promoting retail development on these key sites. A pragmatic approach must be taken to such extant permissions and it should be recognized that any implementation of such permissions is likely to be on a much reduced scale from that originally approved, and / or on a phased basis. **A case by case consideration of the relevant pipeline floorspace will be necessary in considering any significant retail development. The key consideration in assessing future planning applications is the location of the proposed retail floorspace.** The appropriate redevelopment and revitalization of town centres lands should continue to be promoted as a priority.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Jenny McHugh.

MANAGER'S RECOMMENDATION 4.5

Section 4.5.8 Criteria for the Assessment of Retail Developments

In accordance with the 'Retail Planning – Guidelines for Planning Authorities' (**April 2012**) ~~January 2005~~ requirements, all applications for significant development should be assessed against a range of criteria.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 4.6

Section 4.5.9 Design Quality

The 2012 Retail Planning Guidelines are accompanied by the Retail Design Manual (April 2012). The Manual provides Planning Authorities, developers and designers with evidence based quality principles to ensure that future planning for the retail sector is focussed on the creation of vibrant, quality places.



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The Draft Retail Planning Guidelines (2011) indicate that the finalised Guidelines will be accompanied by a Best Practice Manual. A significant part of the manual will be devoted to the practical issues of relating design principles to retail development at a variety of scales and in various settings. Meath County Council will seek to promote quality design in all retail developments supported by the necessary policy frameworks.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Jenny McHugh.

It was agreed to group Manager's Recommendation 4.7, 4.8 and 4.16.

MANAGER'S RECOMMENDATION 4.7

Section 4.1.4 Ashbourne / Dunbovne

5th bullet point:

This will require **the completion of** an integrated land use and transportation approach to planning for the area, **in consultation and agreement with statutory stakeholders including the NTA, NRA and Iarnród Éireann, including** an examination of traffic demands and modal share, determination of the operational capacity of the junction with the M3 Motorway and potential effects on same and the sustainable build out of the existing settlement of Dunbovne. This is consistent with

It is noted Councillor Nick Killian objected to this recommendation.

MANAGER'S RECOMMENDATION 4.8

Insert sentence at end of bullet point as follows:

Following the finalisation of the integrated land use and transportation approach to planning for this area, it is the intention of the Planning Authority to progress the consideration of a Strategic Development Zone for employment generating uses within the Dunbovne / Pace area to the Department of the Environment, Community & Local Government. It is an objective of the Planning Authority to progress the relevant studies seeking to advance this Strategic Development Zone designation within a timely fashion following the completion of the integrated land use and transportation approach to planning for this area.

MANAGER'S RECOMMENDATION 4.16

Amend ED OBJ 2 with the following

"To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plan and Local Area Plan. This review shall

- (i) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer



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- (ii) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan or Local Area Plan as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy)
- (iii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/ Clonee/ Pace, Kells and Gormonston/ Stamullen. **In the case of Dunboyne/ Clonee/ Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult and agree the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors with statutory stakeholders including the NTA, NRA and Iarnród Éireann.**
- (iv) review of the Maynooth and Kilbride Local Area Plans.

The outcome of this review may necessitate variations to individual Development Plans and amendments to Local Area Plans arising therefrom. It is noted that such variations or amendments may be subject to an Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.”

The Council agreed to accept the Manager’s recommendations 4.6, 4.7 and 4.16 on the proposal of Councillor Sirena Campbell and seconded by Councillor Maria Murphy.

It was agreed to group Manager’s Recommendation 4.9 and 4.10.

MANAGER’S RECOMMENDATION 4.9

Section 4.1.5 M1 Dublin - Belfast Economic Corridor & Provision of Deepwater Port Facility at East Meath

The footnote at the end of page 61:

The consultancy case is ~~currently~~ in abeyance **at time of preparation of the plan. The Planning Authority is advised that the original reference to the Joint Venture is also required to be amended as the Department of Transport Tourism and Sport confirmed at a recent meeting that the Department of Public Expenditure and Reform is still considering the proposed Joint Venture Agreement and that there remains only one share holder in Bremore Ireland Port Ltd namely Drogheda Port Company.**

MANAGER’S RECOMMENDATION 4.10

Amend sentence in second last paragraph to read



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At present, ~~the Government approved Joint Venture~~ **Bremore Ireland Port Ltd.** is considering different options to advance the project through the statutory planning consent process. (as alluded to in the revised footnote above)

The Council agreed to accept the Manager's recommendations 4.9 and 4.10 on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Sirena Campbell.

MANAGER'S RECOMMENDATION 4.11

Section 4.2 Quantum of Available Zoned Employment Generating Land

This should be carried out as part of the integrated land use and transportation assessment **in consultation and agreement with stakeholders including the NTA, NRA and Iarnroid Eireann** to determine the future direction of growth in the Dunboyne / Clonee corridor. The review shall also....

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor John V. Farrelly.

MANAGER'S RECOMMENDATION 4.12

Insert new policy

ED POL XX

To foster the prioritisation of employment generating land uses in the urban area of Ashbourne and the adjoining linked settlement of Ratoath.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Joe Bonner.

MANAGER'S RECOMMENDATION 4.13

Table 4.1 Amend figures for Kells and consequently the total quantum

Table 4.1: Quantum of Available Zoned Employment Generating Land provided for in suite of individual Town Development Plans and Local Areas Plans (all stated areas relate to hectares)

Settlement Hierarchy	Centre	E1 Use Objective	E2 Use Objective	E4 Use Objective	Total	White Lands Use Objective
Large Growth	Navan	26.56	38.71	17.45	82.72	50.94
	Drogheda	56.15	68.73	0	124.88	50.84



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Town I						
Large Growth	Dunboyne / Clonee	84.33	66.03	0	150.36	53.34 ²
	Maynooth	0	0	60	60.00	22.2
Moderate Sustainable Growth Town	Ashbourne	15.76	45.53	0	61.29	
	Kells	0	99.04 79.34	0	99.04 79.34	
	Trim	0	40.94	0	40.94	
	Kilcock	0	10.12	0	10.12	
Small Towns	Dunshaughlin	0	48.98	0	48.98	
	Enfield	6.6	10.23	0	16.83	
	Ratoath	5.5	12.97	0	18.47	
	Athboy	0	15.00	0	15.00	
	Bettystown / Laytown	0	32.34	0	32.34	
	Duleek	0	7.98	0	7.98	
	Oldcastle	12.94	0	0	12.94	
	Stamullen / Gormonston ³	0	143.03	0	143.03	
	Total	207.84	639.63 619.93	77.45	924.92 905.22	177.32

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eugene Cassidy and seconded by Councillor Maria Murphy.

MANAGER'S RECOMMENDATION 4.14

Section 4.3 Employment Sectors

Insert additional text under Table 4.2 stating:

² This includes White Lands extending to 33.92 hectares and Framework Plan lands to accommodate Level II Town Centre extending to 19.42 hectares.

³ This comprises 39.58 hectares associated with City North Business Campus and 84.98 hectares associated with the Department of Defence lands at Gormonston.



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Notwithstanding the content of Table 4.2 new developments that relate to an additional sector, not specified in Table 4.2, may be considered in each level of the settlement hierarchy and will be assessed on the land use zoning, appropriateness of their scale, size and compatibility with the area.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor T. Mc Elhinney.

MANAGER’S RECOMMENDATION 4.15

ED POL 1 To promote and support the **sustainable** growth of the Polycentric Gateway.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Anne Dillon-Gallagher.

MANAGER’S RECOMMENDATION 4.16

Amend ED OBJ 2 with the following

“To incorporate a review of the appropriateness of the nature, location and quantum of industrial and employment generating land use in each individual Development Plan and Local Area Plan. This review shall

- (v) occur in tandem with the assessment of residentially zoned lands required pursuant to the Core Strategy (CS OBJ 2 & 3 refer
- (vi) apply the land use zoning objectives contained in the Core Strategy of this County Development Plan to the individual Town Development Plan or Local Area Plan as relating to industrial and employment generating uses (land use zoning objectives E1, E2 and E3 refer from the Core strategy)
- (vii) critically assess the nature, quantum and location of lands identified for industrial and employment generating use in Dunboyne/Clonee/Pace, Kells and Gormonston/Stamullen. **In the case of Dunboyne/Clonee/Pace, the integrated land use and transportation study identified as a high level development objective in Section 4.1.4 will be required to be completed in advance of this exercise being carried out. As part of this integrated land use and transportation study, Meath County Council will consult and agree the future location and appropriate scale of development, particularly in the knowledge intensive, science based and people intensive employment sectors with statutory stakeholders including the NTA, NRA and Iarnród Éireann.**
- (viii) review of the Maynooth and Kilbride Local Area Plans.

The outcome of this review may necessitate variations to individual Development Plans and amendments to Local Area Plans arising therefrom. It is noted that such variations or amendments may be subject to an



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Appropriate Assessment of the likely significant effects on Natura 2000 sites due to the proximity of urban centres to Natura 2000 sites.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor Maria Murphy.

MANAGER’S RECOMMENDATION 4.17

ED POL 4 To pursue the **sustainable** development of attractive business and industrial parks.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Gerry O’Connor.

MANAGER’S RECOMMENDATION 4.18

ED POL 5 To recognise the contribution of rural employment to the continued and sustainable forth of the economy and to promote this continued growth by encouraging rural enterprise generally, especially those activities that are resource dependents, including energy production, extractive industry, small scale industry and tourism **in a sustainable manner and at appropriate locations.**

Fiona Redmond, Senior Executive Planner, noted a typing error in recommendation 4.18 ED POL 5. The word “forth” should say “growth”.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Sirena Campbell.

MANAGER’S RECOMMENDATION 4.19

Section 4.4.1 Rural Enterprise

Policy ED POL 16

“To normally permit development proposals for the expansion of existing authorised industrial business enterprises in the countryside where the resultant development does not negatively impact on the character and amenity of the surrounding area. In all instances, it should be demonstrated that the proposal would not generate traffic of a type and amount inappropriate for the standard of access roads. **This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)”**

It is noted Councillor William Carey expressed opposition to this recommendation.



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Following a lengthy discussion, the Council agreed to accept the Manager's recommendation on the proposal of Councillor Tracy McElhinney and seconded by Councillor Eoin Holmes with the following amendment.

This policy shall not apply to the National Road Network. ~~and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)~~"

MANAGER'S RECOMMENDATION 4.20

Policy ED POL 17

After point (vi)

"This policy shall not apply to the National Road Network and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Noel Leonard with the following amendment.

This policy shall not apply to the National Road Network. ~~and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)~~"

MANAGER'S RECOMMENDATION 4.21

Policy ED POL 18

To support rural entrepreneurship and the development of micro businesses (generally less than ~~5 no.~~ **10 no.** employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This objective shall not apply to the National Road Network and to the Protected Corridors (Regional & County Roads) identified on Map 10.6 (RD POL 40 refers).

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Francis Deane with the following amendment.

This policy shall not apply to the National Road Network. ~~and to the Protected Corridors (Regional and County Roads) identified on Map 10.3 (RD POL 40 refers)~~"

MANAGER'S RECOMMENDATION 4.22

Policy ED POL29



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ED POL 29: To cooperate with Fáilte Ireland, Tourism Ireland, Meath Tourism, Louth County Council, the Boyne Valley **Tourism Officer** and other relevant bodies in the implementation of the Boyne Valley Destination Development Strategy.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 4.23

Section 4.6.1 Existing Resources

Visitors attracted by outdoor pursuits are well catered for with **options such as by:**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 4.24

Section 4.6.8 Walking and Cycling Routes

Insert additional sentence after paragraph 2 in section 4.6.8

"See Section 6.9 in the Transportation Chapter for additional policies and objectives on walking and cycling."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Eugene Cassidy.

MANAGER'S RECOMMENDATION 4.25

Policy ED POL 27

To encourage new and high quality investment in the tourism industry in Meath with specific reference to leisure activities (**such as** golf, equestrian, walking, cycling, angling, outdoor pursuits and family oriented activities) and accommodation in terms of choice, location and quality of product.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor John V. Farrelly.

MANAGER'S RECOMMENDATION 4.26

Policy ED POL 31

"To facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings subject to good planning and architectural conservation practice."



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Gerry O'Connor.



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Orla O'Brien, Executive Planner, advised the Members on the main issues in the submissions received for Chapter 5.

CHAPTER 5 SOCIAL STRATEGY

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 5.1

Section 5.6.2 Meath County Development Board

Insert the following statement at the end of the section:

- **A Social Inclusion Measures (SIM) Group has been established which is a sub-group of Meath County Development Board, (CDB), to contribute to the better co-ordination of social inclusion services/activities at local level.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 5.2

Section 5.6.3 Groups with Specific Design/Planning Needs

Include the following statement:

- **The aforementioned groups with special requirements to a large extent overlap with the list of target groups of those at risk of social exclusion as defined by Pobal and which are explored in detail in the Meath Partnership Local Community Development Programme (LCDP) Strategic Plan.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Councillor Jenny McHugh.

MANAGER'S RECOMMENDATION 5.3

Section 5.6.5 RAPID Programme

Insert the following statement at the end of the section:

- **The needs analysis for the Rapid Area and also for the Windtown Area have been completed.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jenny McHugh and seconded by Councillor John V. Farrelly.



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MANAGER'S RECOMMENDATION 5.4

Section 5.6.6 Age Friendly Strategy

Amend the section as follows with text to be deleted shown as strikethrough and to be replaced by the text in bold font:

~~Meath County Council is engaging in the Age Friendly County Initiative. The Age Friendly County initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive. In an age friendly county, policies, services and structures related to the physical and social environment are designed to support and enable older people to 'age actively' that is, to live in security, enjoy good health and continue to participate fully in society. Meath County Council has engaged in public consultation which will form the basis for the Strategy to be delivered by Meath Age Friendly Alliance.~~

Meath County Council is engaging in the Age Friendly County Initiative. The aim is to engage older people in making their communities better, healthier and safer places to live and thrive in. As part of this initiative, the Age Friendly Alliance was established and following extensive consultation, the Meath Age Friendly County Strategy has been completed based on the eight World Health Organisation themes of:

- 1. Outdoor Spaces and Public Buildings**
- 2. Transportation**
- 3. Housing**
- 4. Respect and Social Inclusion**
- 5. Social Participation**
- 6. Communication and Information**
- 7. Civic Participation and Employment**
- 8. Community Support and Health Services.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 5.5

Section 5.6.7 Comhairle na nÓg

Amend the section and SOC POL 15 as follows with text to be deleted shown as strikethrough and to be replaced by the text in bold font:



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~~Meath Comhairle na nÓg is the local youth Council, which gives children and young people the opportunity to be involved in the development of local services and policies. The themes adopted at the 2010 AGM were:~~

- ~~● suicide and depression~~
- ~~● recreation facilities~~
- ~~● drug awareness~~
- ~~● peer pressure~~

~~The Comhairle na nÓg is active on a number of boards and is also represented at Dail na nÓg events. This brings the voice of the youth of Meath to the fore as Dail na nÓg make presentations to the Cabinet Committee on Children and Youth Affairs. Under the Planning and Development Acts 2000-2011 children or groups or associations representing the interests of children are entitled to make submissions or observations on the Development Plan review.~~

~~Meath Comhairle na nÓg is a group of young people from across County Meath aged between 12 and 18 years and represents young people from all backgrounds and is fully inclusive. Meath Comhairle na nÓg is represented on a number of boards locally and at Dail na nÓg nationally and is under the direction of the Department of Children and Youth Affairs.~~

~~Meath Comhairle na nÓg provides a forum for young people to discuss local and national issues of relevance to them and Comhairle na nÓg is recognized as the official structure for participation by young people in the development of policies and services.~~

~~The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by John V. Farrelly.~~

MANAGER'S RECOMMENDATION 5.6

~~SOC POL 15 To support and promote Meath Comhairle na nÓg in the development of local services and policies.—~~

~~SOC POL 15 To consult with and support Meath Comhairle na nÓg in the development of local services and policies that may impact on the lives of young people.~~

~~The Council agreed to accept the Manager's recommendation on the proposal of Councillor Sirena Campbell and seconded by Anne Dillon-Gallagher.~~

MANAGER'S RECOMMENDATION 5.7

General



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Replace the terms 'Elderly' with 'older people' or similar throughout the plan as follows:

Housing Strategy Vision and Aim

The overall aim of housing policy is to enable every household to have available an affordable dwelling of good design, suited to its needs, in a quality environment and, as far as practicable, at the tenure of its choice. This also refers to households with specific needs, e.g. ~~those who are elderly~~ **older people** or **those who** have a disability, either physical or intellectual.

- HS POL 7 To pay special attention to ~~the elderly~~ **the needs of older people** on low incomes in substandard, privately rented accommodation when planning and allocating accommodation for ~~the elderly~~ **older people**.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jenny McHugh and seconded by Tracy McElhinney.

Section 5.9 Healthcare Facilities

The HSE offer numerous services in Meath to different sectors of society including disability services and ~~elderly~~ **services for older people** which include day care and residential facilities including St. Joseph's Hospital Trim and Beaufort House in Navan which offers residential care and respite.

- SOC POL 27 To encourage the integration of healthcare facilities within new and existing communities and to discourage proposals that would cause unnecessary isolation or other access difficulties, particularly for the disabled, ~~the elderly~~ **older people** and children.
- 10.4 Persons who are an Intrinsic Part of the Rural Community
Returning emigrants who have lived for substantial parts of their lives in rural areas, then moved abroad and who now wish to return to reside near other family members, to work locally, to care for ~~elderly~~ **older** members of their family or to retire, and;
- 11.2.2.1 General
Estate design should be guided by the principle of lifetime use and recognise the role of housing areas in children's play activities and the needs of ~~the elderly~~ **older people** and of persons with a disability. In particular, the layout of roads, footpaths and open space, should facilitate children to move freely and safely around their neighbourhood, and to be able to play in front or within sight of their homes.



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Housing which is to cater for a specific sector of society, for example people with a disability or ~~elderly~~ **older** people, shall comply with the best practice guidance for such housing that is in place at the time that the planning application is being assessed.

- *11.2.6 Nursing Homes*

In determining planning applications for change of use of a residential dwelling or other building to nursing/~~elderly~~ **older persons** care home, the following factors should be considered:

MANAGER'S RECOMMENDATION 5.8

Section 5.12 Burial Grounds:

Amend SOC POL 45 as follows: To protect the cultural heritage of historical burial grounds within Co. Meath and encourage their management and maintenance in accordance with ~~conservation principles~~ **best conservation practice**.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jenny McHugh and seconded by Wayne Harding.



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Orla O'Brien, Executive Planner advised the Members on the main issues of the submissions received for Chapter 6.

CHAPTER 6 TRANSPORT

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 6.1

Section 6.7 Dublin Airport

Parts of County Meath are located within the noise zones and the outer public safety zone for Dublin airport. There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development. Two noise zones are shown in the Development Plan maps, an Outer Zone within which the Council will continue to restrict inappropriate development, and an Inner Zone within which new provisions for residential development and other noise sensitive uses will be actively resisted.

Public safety zones were drawn up in 2003 by ERM for the Department of Environment, Heritage and Local Government and the Department of Transport. The Council will follow the advice of the Irish Aviation Authority regarding the effects of proposed development on the safety of aircraft and the safe and efficient navigation thereof.

It is the policy of Meath County Council:

TRAN POL XX To strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on Map 11.1. Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour. Comprehensive noise insulation shall be required for any house permitted. Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report

TRAN POL XX Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of Dublin Airport and on the main flight paths serving Dublin Airport, and in particular restrict residential



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development in areas likely to be affected by levels of noise inappropriate to residential use.

TRAN POL XX Promote appropriate land use patterns in the vicinity of the flight paths serving Dublin Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.

TRAN POL XX Implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.

TRAN POL XX Take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof.

Councillor Joe Bonner queried the meaning of Map 11.1.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 6.2

Strategic Policy TRAN SP 15

Amend TRAN SP 15 as follows: "To protect investment in the **capacity, efficiency and safety** of national roads by applying the guidance contained in the 'Spatial Planning and National Roads-Guidelines for Planning Authorities' and collaboration with the NTA and NRA."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 6.3

Section 6.10 Road Infrastructure

Insert the following policy at the end of Section 6.10 (renumber subsequent objectives)

TRAN POL XX: To ensure that all road and rail project proposals in the County do not either individually or in combination with other plans and projects have an undue adverse impact on the County's fisheries resource either through pollution, interference with the passage of migratory fish species or through interference with fisheries habitat.



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Sirena Campbell.

MANAGER'S RECOMMENDATION 6.4

Section 6.10.6 Development at National Road Junctions

Amend TRAN POL 33 as follows (insertion in bold, deletion ~~strike through~~):

TRAN POL 33 To review, as part of the Town Development and Local Area Plans processes, land at strategic locations adjoining urban related motorway junctions which has previously been identified for employment generating uses, ~~following the adoption of~~ **subject to compliance with** the Spatial Planning and National Roads – Guidelines for Planning Authorities.

In this regard, the following junctions will be examined:

M1 Motorway	Junction 7 (Julianstown)
	Junction 8 (Duleek)
	Junction 9 (Drogheda)
M3 Motorway	Junction 4 (Clonee)
	Junction 5 (Dunboyne)
	Junction 9 Navan (North)
N2	Rath Roundabout

The Planning Authority will continue to support development proposals in such circumstances where all of the criteria specified in Section 2.7 of the "*Spatial Planning & National Roads Guidelines*" are adhered to.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Maria Murphy and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 6.5

Section 6.10.8 Developments of National and Regional Strategic Importance

Amend Section 6. as follows:

~~N52 Bypass of Kells (to provide additional access point into employment lands at Lloyd);~~

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 6.6

Map 6.4 Access to National Roads Exceptional Circumstances

Amend map no. 6.4 in accordance with the NRA recommendations.



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 6.7

Section 6.8.1 Rail

Please refer to responses to Appendix 6 (SFRA) for recommendations in respect of Phase II of the Navan-Dublin rail line in relation to flood risk.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jenny McHugh and seconded by Councillor Maria Murphy.



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Orla O'Brien, Executive Planner, advised the Members on the main issues of the submissions received for Chapter 7.

CHAPTER 7 WATER, DRAINAGE AND ENVIRONMENTAL SERVICES

MANAGER'S RECOMMENDATION

In the recommendations below text proposed to be deleted is shown as ~~strike through~~ and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 7.1

Section 7.13 Interim permanent Water Services Arrangements

Insert the following objective:

“WS OBJ xxx Meath County Council will seek enhanced capacity to service the East of the County and the Drogheda Environs in conjunction with Fingal and Louth County Councils, Drogheda Borough Council and the Department of Environment, Community and Local Government including where necessary the exploration of alternative options.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 7.2

Section 7.16 Sustainable Urban Drainage Systems

Insert the following objective:

“WS OBJ XX To ensure that all new developments comply with Section 3.12 of the Greater Dublin Regional Code of Practice for Drainage Works V6 which sets out the requirements for new developments to allow for Climate Change.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 7.3

Strategic Objective WS SO 8

Amend WS SO 8 as follows: “To ensure that ~~wastewater treatment plants discharging into the Boyne catchment or to coastal Natura 2000 sites are operated in compliance with their wastewater discharge licenses/certificates of authorisation, in order to protect water quality.~~ **in so far as is reasonably practicable, waste water treatment plants are operated in compliance with their Waste Water Discharge Licenses / Certificates of Authorisation, in order to protect water quality.”**



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 7.4

Section 7.14.1 Water Framework Directive

Insert the following statement at the end of Section 7.14.1:

"The implications of the EU's Common Implementation Strategy for the Water Framework Directive (2000/60/EC)-Guidance Document No. 20, in particular Section 3.5. Strategic Policy Guidance and Legislation are noted particularly with respect to the assessment of applications."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 7.5

Section 7.14.2 Surface Water

Insert the following policy:

"WS POL XX: In the assessment of planning applications for developments within the contributing catchment of the Balbriggan/Skerries Shellfish Waters regard shall be had to the Shellfish Pollution Reduction Plans where appropriate."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 7.6

Section 7.15 Flood Risk Management

Amend WS POL 33 as follows:

WS POL 33: "To consult, where necessary, with Inland Fisheries Ireland, **the National Parks and Wildlife Service and other relevant agencies** in the construction of flood alleviations measures in County Meath."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor John V. Farrelly.

MANAGER'S RECOMMENDATION 7.7

Insert the following policy:



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“WS POL 30 To have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study, the Eastern, North West and Neagh Bann Catchment Flood Risk Assessment and Management Study when finalised and approved”.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Nick Killian.

MANAGER’S RECOMMENDATION 7.8

Section 7.17.2 Waste Infrastructure

Insert the following objective:

“WM OBJ XX: To co-operate with the Department of the Environment, Community and Local Government, the Environmental Protection Agency and other relevant stakeholders in implementing proposals which discourage illegal or improper disposal of waste and promote the diversion of recyclable items from the waste streams including ‘bottle return and refund’ schemes.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Tracy McElhinney.

MANAGER’S RECOMMENDATION 7.9

Amend Objective WM OBJ 8 as follows:

Objective WM OBJ 8: To ~~have regard to national legislation, national and regional waste management policy, best practice and the relevant siting guidelines when assessing applications for the siting of waste infrastructure.~~ facilitate the implementation of national legislation, national and regional waste management policy.’

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 7.10

Include Policy WM POL XX: “In examining and assessing the identification, release and development of zoned lands, Meath County Council shall have regard to the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study and the approved Eastern, West and Neagh Bann Catchment Flood Risk Assessment and Management Study.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Eoin Holmes.



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APPENDIX 6 FLOOD RISK ASSESSMENT

Orla O'Brien, Executive Planner, advised the Members of the Manager's recommendations received for Appendix 6 (Flood Risk Assessment).

MANAGER'S RECOMMENDATION A6.1

Section 4.1 Overview

Insert text into Table 4.1 (pg 16) as follows:

Description	Coverage	Quality	Confidence	Used
MODEL DATA				
FEMFRAMS Flood Outlines	Fingal East Meath	High	High	Yes
Irish Coastal Protection Strategy Study (ICPSS) tidal flood outlines	Whole coastline of county	High	High	No; Meath coast was modelled in detail under FEM FRAMS
National PFRA Study Flood Outlines	Countywide	Moderate	Moderate	Yes
JFLOW® Flood Mapping	Countywide	Moderate	Moderate	Yes
Eastern CFRAM FRR and North West Neagh Bann CFRAM FRR (Verified PFRA)	Countywide (but only for specific FRR sites)	Moderate	Moderate	Yes
Tolka River Flood Study	Dunboyne Clonee Pace	High	High	Yes
Kilcock Flood Study	Kilcock	High	High	Yes
Swan River Flood Risk Assessment	Navan (south west)	High	High	Yes
Mornington Flood Alleviation Study	Mornington East	High	High	Yes
Kells Stormwater Drainage Study incorporating JFLOW® Flood Mapping	Newrath Stream, Kells	High	Moderate	Yes

Table 1-1 Model Data Available

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Eoin Holmes.



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MANAGER'S RECOMMENDATION A6.2

Section 4.6 Local Flood Studies (Pg 20)

Insert additional bullet point in Section 4.6 as follows:

“Kells Stormwater Drainage Study - the 2006 Drainage Study resulted in a clear definition of existing flood risk for the Newrath Stream, highlighting areas of significant flooding from upstream of Bective Street through to the downstream junction with the River Blackwater. The study provides flood probability mapping (for the 1 in 200 year event, but not for Flood Zone A or B) and management options for flood risk along with master planning. Data from the study has been used in combination with additional LiDAR DTM to provide Flood Zone mapping using JFLOW® for the Newrath Stream.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION A6.3

Section 7 Flood Zone Mapping

Amend text in section 7 (pg 32) in relation to Kells as follows:

1.0 7. Flood Zone Mapping

LOCATION	FEM FRAMS	OTHER MODEL	CFRAM	PFRA	JFLOW	SITE VISIT	COMMENT ON SFRA FLOOD ZONE MAPPING
Kells		Y		Y	Y	Y	Based on site walkover , PFRA outlines used in mapping Kells Stormwater Drainage Study and the application of additional LiDAR data and JFLOW modelling. PFRA used for River Blackwater

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION A6.4

Section 8.2 Flooding Impacts on Property and Infrastructure

Amend Table 8-1 in Section 8.2 (pg 35) as follows:



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Property Type	No. (and % of Total Properties*) in Flood Zones A and B
Residential	2252 (3.3%) 2279 (3.4%)
Commercial	185 (0.27%) 189 (0.28%)
Both	195 (0.28%)
Total	2632 2663 (3.9%)

*% of total properties is % of the total number of all properties in County Meath

Table 1-1 Properties Flood Zones A and B6

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Jim Holloway.

MANAGER’S RECOMMENDATION A6.5

Section 10.0 Land Use Zoning Objectives

Amend section and table 10.1 (Pg 41 and 42) as follows:

Vulnerability Class	Land use and types of development include:
Highly vulnerable development (including essential infrastructure)	Garda, ambulance and fire stations Hospitals and schools; Dwelling houses, student halls of residence and hostels. Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution in the event of flooding.
Less vulnerable development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions; Land and building used for agriculture and forestry; Local transport infrastructure.
Water-compatible development	Flood control infrastructure; Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms, Lifeguard and coastguard stations.

Table 1-2 Summary Classification of Vulnerability



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The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Jim Holloway.

Comment [m1]: What are the changes?

MANAGER’S RECOMMENDATION A6.6

It is noted that as part of the County Development Plan SFRA, individual zonings within each settlement have not been considered in detail under the SFRA. Zoning objectives will be fully reviewed as part of the Local Area Plan / Development Plan preparation. However, one zoning objective that is included within the County Development Plan is the R1 strategic rail corridor and the appropriateness of this zoning is discussed in Section 10.3.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Noel Leonard.

Comment [m2]: What are the changes?

MANAGER’S RECOMMENDATION A6.7

Amend Table 10.2 (pg 43 and 44) in relation to Kells as follows:

SETTLEMENT	CONCLUSION
Kells	No SFRA required. Implement Flood Risk Management policies from CDP. SFRA required at Development Plan stage.

Table 1-3 Summary Results from the Settlement Review

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor John V. Farrelly.

Comment [m3]: What are the changes? I didn’t think any changes were made to recommendations in this section.

MANAGER’S RECOMMENDATION A6.8

Section 10.3 Strategic Rail Corridor

Insert the following text under new section 10.3 (pg 44):

10.3 Strategic Rail Corridor

The protection of the designated route of the extension of the Clonsilla to Parkway rail line to Navan is catered for by zoning objective R1 “To provide for a strategic rail corridor and associated physical infrastructure.” The R1 zoning is mentioned specifically in this SFRA because it stands apart from most other zoning objectives within the Development Plan.

As stated in the Development Plan; the zoning has a single purpose use which is to protect the designated route from development which would compromise its future delivery. In applying the Planning System and Flood Risk Management Guidelines the new rail link has been demonstrated to pass parts 1 and 2 of the Justification Test for Development Plans. Having reviewed the proposed corridor there are no



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strategic flood risk management implications as a result of the designated route, which utilises existing river crossings and as such the development is unlikely to cause unacceptable adverse impacts.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Eoin Holmes.

Comment [m4]: As above

MANAGER'S RECOMMENDATION A6.9

Appendix A Settlement Review of SFRA

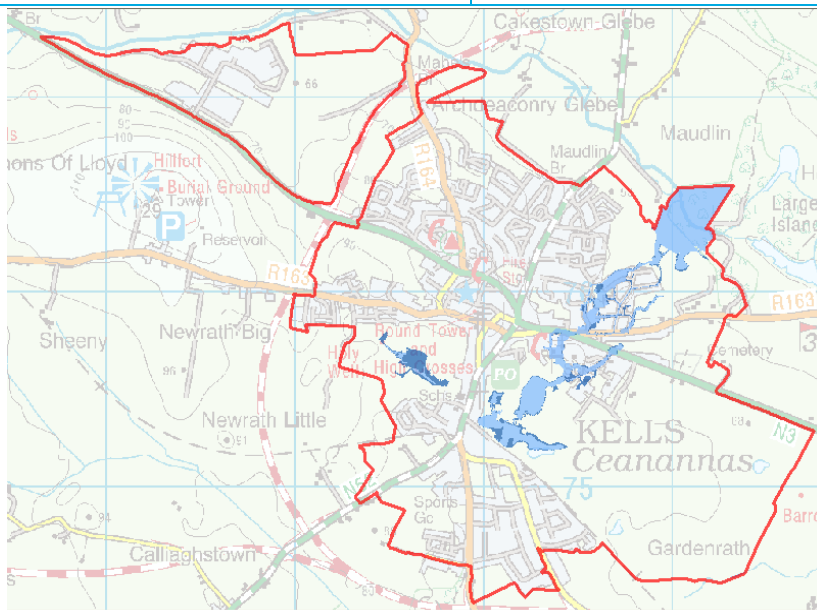
Amend Appendix A Settlement Review of SFRA, Map marked A.20 (pg 20) as follows:

A.20 Kells



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Settlement Area	507.93 Ha
Zoning within Flood Zone A and/or B?	Yes
Area for Further Assessment under CFRAM programme?	No



The Flood Zone mapping has been produced in accordance with the Planning Guidelines and therefore ignores the impact of flood protection structures. Areas protected by flood defences still carry a residual risk of flooding due to overtopping or breach, there may also be no guarantee of maintenance in perpetuity. Areas that benefit from defences are annotated separately. Note that Flood Zone mapping is only reproduced within the settlement development boundary. Flood Zone A – Fluvial: 1 in 100 year or 1% AEP, Tidal: 1 in 200 year or 0.5% AEP. Flood Zone B – 1 in 1000 year or 0.1% AEP.



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Flood Zone mapping data source	PFRA Kells Stormwater Drainage Study, JFLOW and PFRA
Historical Flooding	No Historic flooding of the Newrath Stream
Comment	<p>Development to the north of the town is restricted by the Blackwater River, however the majority Flood Zone A and B lies outside the development boundary.</p> <p>The Flood Zones will not hinder future development and zoning for new development in areas of high flood risk can be avoided. Flood risk can be managed by adopting the policies set out in the County Development Plan and the recommendations of the Planning Guidelines.</p> <p>The Newrath Stream is also a source of flood risk to the future development of lands to the east and west of Bective Street and prior to the junction with the River Blackwater.</p> <p>It is recommended that the settlement is assessed in more detail at Development Plan stage taking into account the specifics of the Kells Stormwater Drainage Study.</p>
Conclusion	<p>No SFRA required. Implement Flood Risk Management policies from CDP.</p> <p>SFRA required at Development Plan stage taking account of the Kells Stormwater Drainage Study.</p>

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Noel Loenard and seconded by Councillor Nick Killian.

Comment [m5]: As above



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Aoife Kennedy, Executive Planner, advised the Members on the main issues of the submissions received for Chapter 8.

CHAPTER 8 ENERGY AND TELECOMMUNICATIONS

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 8.1

Section 8.1 Energy

Amend EC POL 13 as follows:

To ensure that energy transmission ~~and communication~~ infrastructure follows best practice with regard to siting and design particularly to ensure the protection of all important recognised landscapes.

Amend EC POL 16 as follows:

To require that the location of local energy ~~and communication~~ services such as electricity, ~~telephone, broadband and cable TV~~ be underground, ~~where possible~~ **where appropriate**.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 8.2

Section 8.2 Communications Technology

Amend EC POL 30 as follows:

'To require the provision of ~~energy and~~ communications cables underground, especially in the urban environment, and generally within areas of public open space, in the interest of visual amenity'.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 8.3

Policy EC POL 5

Amend EC POL 5 as follows: "To seek to improve the energy efficiency of the county's existing building stock, **in line with good architectural conservation practice**, and to promote energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with the Building Regulations Part L (Conservation of Fuel and Energy)."



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 8.4

8.1.2 Electricity and Gas Networks: Achievements and Opportunities

Amend section 8.1.2 (fourth line) as follows:

"The East West interconnector has gone through the planning process and ~~is at~~ construction stages. It is planned to be energised and operational by September 2012."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Oliver Fox subject to the following amendment:

"The East West interconnector has gone through the planning process and ~~is at~~ construction stages. It is planned to be energised and operational by September 2012 and is now operational".

MANAGER'S RECOMMENDATION 8.5

Amend section 8.1.2 (Second paragraph, 3rd line) as follows:

"In addition, ~~it is planned to install~~ a new 110kv overhead line between Gorman 220kV and Meath Hill 110kV station is under construction, and ~~an~~ increase in transformer capacity at Slane 38kV station **is proposed."**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 8.6

Insert new policy EC POL 24 after EC POL 23 and re-number the existing EC POL 24 and all subsequent policies: **"To ensure that development proposals, including quarrying and operations involving explosives, do not negatively impact on the gas network. Meath County Council may refer applications for developments in proximity to the natural gas network to Bord Gais Éireann and will have regard to their comments in the assessment of the application".**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jim Holloway and seconded by Councillor Oliver Fox.



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MANAGER'S RECOMMENDATION 8.7

Policy EC POL 32

Amend EC POL 32 as follows: "To promote orderly development of telecommunications infrastructure throughout the county in accordance with the requirements of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities' July 1996 **and any subsequent revisions or expanded guidelines in this area.**"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Noel Leonard.

The meeting had reached 6pm and an extension of time was agreed on the proposal 1 of **Councillor Brian Fitzgerald** and seconded by **Councillor Eoin Holmes**.



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Loreto Guinan, Heritage Officer, advised the Members on the main issues of the submissions received for Chapter 9 & Appendix 14 (Public Rights of Way).

CHAPTER 9 CULTURAL AND NATURAL ASSETS

MANAGER'S RECOMMENDATION

In the recommendations below text, proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 9.1

General Issues

Insert a reference to **The Aarhus Convention** in Appendix 2 – Strategic Policy Guidance and Legislation.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 9.2

Section 9.4 Achievements

To amend the text on page 162:

In order to deliver on the strategic objectives and actions of the County Heritage and Biodiversity Plans, Meath County Council is actively working in partnership with the Heritage Council, Meath Tourism, Fáilte Ireland, Irish Walled Towns Network, Discovery Programme, Office of Public Works, National Parks and Wildlife Service, National Monuments Service, **the Architectural Heritage Advisory Unit of the Department of Arts, Heritage and the Gaeltacht**, Brú na Bóinne Research Framework Committee, East Border Region, Irish Archaeological Field School, Meath Partnership, Third Level Institutes, and communities and schools across County Meath.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 9.3

Insert a new line of text at the end of Section 9.4 as follows:

"It is the intention of Meath County Council to review its County Heritage and County Biodiversity Plans in partnership with the County Heritage Forum, relevant stakeholders and the community."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 9.4



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Section 9.5 Challenges

Move the text of NH OBJ 2 (unchanged) as a new strategic objective of Chapter 9 in Section 9.5:

To implement, in partnership with the County Meath Heritage Forum, relevant stakeholders and the community, the County Meath Heritage Plan and any revisions thereof

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 9.5

Section 9.6.2 Brú na Bóinne UNESCO World Heritage Site

- Amend references to the statutory Architectural Heritage Protection – guidelines for Planning Authorities, (2011), and add reference to these guidelines in Section 9.6.4, and Appendix 2 (strategic policy guidance and legislation);

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 9.6

- Insert a new objective – CH OBJ XX “**To develop a World Heritage Site page in the meath.ie website to disseminate information and provide initial planning guidance for those living and working in and around the UNESCO World Heritage Site of Brú na Bóinne.**”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 9.7

- Amend all references to the World Heritage Site to read consistently as the UNESCO World Heritage Site of Brú na Bóinne;

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION 9.8

- Insert Text in Section 9.6.10, Architectural Heritage pg 169 and re-number sections accordingly: “**In the interest of sustainability, it is considered that the re-use and adaptation of existing buildings is preferable to their demolition. Action 22 of the Government Policy on architecture asks all**



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public authorities to specifically address the re-use of the existing building stock, regardless of protected status or otherwise.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Joe Fox.

MANAGER’S RECOMMENDATION 9.9

- Insert a new policy CH POL XX: “To encourage, where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Anne Dillon-Gallagher.

MANAGER’S RECOMMENDATION 9.10

Section 9.6.3 UNESCO World Heritage Status

- Amend text on pg 164 as follows “Currently a ~~revised-retrospective~~ Statement of ~~OUV~~ **Outstanding Universal Value for the World Heritage property Archaeological Ensemble of the Bend of the Boyne (Brú na Bóinne) 2011** is being considered by the World Heritage Centre.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Noel Leonard.

MANAGER’S RECOMMENDATION 9.11

Section 9.6.5 Brú na Bóinne UNESCO World Heritage Site Management Plan

Add text on pg 165 as follows: “It is the intention of the Planning Authority to propose a variation of the County Development Plan to incorporate the revised Brú na Bóinne Management Plan, when completed.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor John V. Farrelly.

MANAGER’S RECOMMENDATION 9.12

Section 9.6.7 Development in Brú na Bóinne UNESCO World Heritage Site

Amend text as follows:



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- p.166 - "CH POL 4 – "To refer all planning applications within the Brú na Bóinne World Heritage Site to the Department of Arts, Heritage and the Gaeltacht for comment. **These comments will be considered in the making of decisions in all such planning applications.**"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor John V. Farrelly.

MANAGER'S RECOMMENDATION 9.13

- p.166 - "CH OBJ 1 To protect and enhance **the Outstanding Universal Value of the cultural landscape in the ~~Brú na Bóinne World Heritage Site~~ UNESCO World Heritage Site of Brú na Bóinne**, in accordance with the relevant guidelines and national legislation, so that its integrity, authenticity and significance is not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 9.14

- p.166 - "CH OBJ 2 To protect the ridgelines which frame views within and from the Brú na Bóinne World Heritage Site from inappropriate **or visually intrusive** development."

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Joe. Fox.

MANAGER'S RECOMMENDATION 9.15

- p.166 - "CH OBJ 4 To encourage the retention, conservation, and appropriate re-use of vernacular and traditional buildings within the ~~Brú na Bóinne World Heritage Site~~. **UNESCO World Heritage Site of Brú na Bóinne in preference to either their replacement, or the construction of new buildings on green field sites.** "

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Jim Holloway.

MANAGER'S RECOMMENDATION 9.16

Development Assessment Criteria (World Heritage Site)

Amend text as follows:



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“All new development, including extensions to existing buildings, and uses of land within the World Heritage Site must respect local character and distinctiveness, and demonstrate high quality sustainable design and construction. **The Planning Authority will require that any new development must meet appropriate standards of proper planning and sustainable development having regard to the Outstanding Universal Value of the World Heritage Site.** This includes but is not restricted to ensuring:...”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 9.17

Exempted Development

Amend text as follows:

“Refer to the Development and Planning Regulations 2001 - 2011, Part 2 ‘Exempted Development’ in particular Article 9(1)(a) parts (i), (vi), (vii), and (xii) in this regard. As CH OBJ 1 and 2 seek to protect and enhance the landscape, views and prospects in **the UNESCO World Heritage Site of Brú na Bóinne, many developments which would be considered exempt in other areas may require planning permission. Those** considering undertaking works within the area are strongly advised to first consult Meath County Council.”

It is noted Councillor Wayne Harding, Councillor Joe Bonner and Councillor Tommy Reilly objected to this recommendation.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Joe Fox.

MANAGER’S RECOMMENDATION 9.18

Section 9.6.8 World Heritage Tentative List

Amend text as follows:

“CH POL 5 – To protect ~~tentative~~ **potential** World Heritage Sites in Meath **on the UNESCO Tentative List – Ireland-2010**, from inappropriate development, **and support their nomination to World Heritage status** ”

It is noted Councillor Nick Killian objected to this recommendation.

A lengthy discussion took place on this recommendation. Following said discussion the Council agreed to accept the Manager’s recommendation with the following changes on the proposal of Councillor Eoin Holmes and seconded by Councillor Joe Fox subject to the proposed amendment:



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“CH POL 5 – To recognise and respect ~~protect~~ ~~tentative~~ ~~potential~~ World Heritage Sites in Meath on the UNESCO Tentative List – Ireland-2010, ~~from inappropriate development~~, and support their nomination to World Heritage status ”.

Loreto Guinan, Heritage Officer, highlighted that this amendment will be subject to Strategic Environmental Assessment and Appropriate Assessment screening.

The meeting had reached 7.00 pm and a further extension of time was agreed on the proposal of Councillor Eoin Holmes and seconded by Councillor Tommy Reilly.

MANAGER’S RECOMMENDATION 9.19

Identify the location of Kells (Early Medieval Monastic Sites) and the Tara Complex (Royal Sites of Ireland) on the Core Strategy Map 2.2.

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 9.20

Section 9.6.9 Archaeological Heritage

Insert a new Objective CH OBJ XX in Section 9.6.9 and re-number objectives accordingly:

“To consider the establishment of a National Monuments Advisory Committee for Meath, subject to available resources. “

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 9.21

Insert new text in Section 9.6.9:

“Meath County Council will work with stakeholders to examine the feasibility of establishing a County Museum and County Archive or other such repository for the archaeological and historical heritage of the County. “

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Tracy McElhinney and seconded by Councillor Anne Dillon-Gallagher



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MANAGER'S RECOMMENDATION 9.22

Section 9.6.10 Architectural Heritage – Record of Protected Structures

Amend following text:

~~Meath County Council considers such circumstances to be:~~

- ~~1. where the structure is a dangerous building, as defined in the dangerous buildings legislation, or;~~
- ~~2. where it can be demonstrated that the demolition of the structure is required for the greater common good.~~

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Tommy Reilly.

MANAGER'S RECOMMENDATION 9.23

CH POL 10 To ~~preserve~~ conserve and protect the architectural heritage of Meath.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Tracy McElhinney.

MANAGER'S RECOMMENDATION 9.24

CH POL 14 To continue to develop the Council's advisory/educational role with regard to heritage matters and to promote awareness, ~~and~~ understanding, **and appreciation** of the architectural heritage of Meath.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor John V. Farrelly.

MANAGER'S RECOMMENDATION 9.25

Section 9.6.15 Architecture – New Buildings

Amend text Section 9.6.15 Architecture – New Buildings:

“The built environment is not static, but is continually developing and evolving. The structures of today ~~will~~ **may** become the heritage of the future. Contemporary buildings of a high design standard will be actively encouraged through the planning system”.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Joe Fox.

MANAGER'S RECOMMENDATION 9.26

Section 9.7.2.2. Natural Heritage Areas



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Amend NH OBJ 4:

“To protect and conserve the conservation value of candidate Special Areas of Conservation, Special Protection Areas, National Heritage Areas **and proposed Natural Heritage Areas** as identified by the Minister for the Department of Arts, Heritage and the Gaeltacht and any other sites that may be proposed for designation during the lifetime of this Plan.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Tracy McElhinney.

MANAGER’S RECOMMENDATION 9.27

Section 9.7.3.1 Green Infrastructure Strategy for County Meath

The draft strategy will be presented to the Elected Members of Meath County Council for their consideration ~~in~~ **due course within one year.**

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Francis Deane.

MANAGER’S RECOMMENDATION 9.28

Section 9.7.8 Woodlands, Hedgerows and Trees

Add following text to Section 9.7.8 Woodlands, Hedgerows and Trees

(Please refer to **Chapter 10.10, Forestry** and Chapter 10.11, Tree Preservation, in this regard)

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor John V. Farrelly.

MANAGER’S RECOMMENDATION 9.29

Amend NH OBH 7:

‘To continue to work in partnership with stakeholders to develop and enhance Balrath Wood, **and other appropriate woodlands, where feasible**, as an Outdoor Classroom and its facilities under the auspices of the NeighbourWood Scheme’

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Jim Holloway.

MANAGER’S RECOMMENDATION 9.30

Section 9.7.11 The Coast



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Amend NH POL 22 –

‘To have regard to the character, visual, recreational, environmental and amenity value **of the coast, and provisions for public access**, in assessing proposals **for development**

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER’S RECOMMENDATION 9.31

Section 9.9 Historic Landscape Characterisation (HLC)

Add the following text to section 9.9:

“It is the intention of Meath County Council to utilise Historic Landscape Characterisation as a tool to inform Landscape Character Assessment in the County.”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Tracy McElhinney and seconded by Councillor Noel Leonard.

MANAGER’S RECOMMENDATION 9.32

Amend LC OBJ 4

“To complete the pilot study on Historic Landscape Characterisation and utilise the results to complement and contribute to Landscape Character Assessment (LCA)”

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Nick Killian.

APPENDIX 14 PUBLIC RIGHTS OF WAY

MANAGER’S RECOMMENDATION A14.1

Amend Map 9.4.23. (In response to submission no. 2504)

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.



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Jill Chadwick, Conservation Officer, advised the Members on the main issues of the submissions received for Appendix 7 Landscape Character Assessment.

APPENDIX 7 LANDSCAPE CHARACTER ASSESSMENT

MANAGER'S RECOMMENDATION

MANAGER'S RECOMMENDATION A7.1

It is recommended that the following change is made to the text on page 10 of the Landscape Character Assessment, with the proposed additional text shown as bold font and text to be deleted shown as strikethrough.

“Meath has potentially great appeal for tourists due to the wealth of heritage sites in the county. ~~Brú na Boinne is the only World Heritage Site (WHS) in Ireland (although the Giant's Causeway WHS is in Northern Ireland).~~ **Brú na Boinne is one of three World Heritage Sites on the island of Ireland, the others being Skellig Michael and the Giant's Causeway.**”

The Councillors agreed to accept the Manager's recommendation on the proposal of Councillor Tracy McElhinney and seconded by Councillor Nick Killian.



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Jill Chadwick, Conservation Officer presented the main issues of the submissions received for Appendix 12 Protected Views and Prospects.

APPENDIX 12 PROTECTED VIEWS AND PROSPECTS

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION A12.1

To amend the list of views, and include additional views as follows.

To revise the mapping accordingly, removing Map Nos. 9.5.2, 9.5.3, 9.5.4, 9.5.5 and 9.5.6, and include detail of motorways and major rivers on Map 9.5.1. (See Miscellaneous Matters (A))

Refer to Map 9.5.1 Views & Prospects (Written text supersedes map)

View	Location	Direction	Description	Significance
1	County road between Ross and Moneybeg	North West	View looking north west across mixed landscape of woodland and trees of low enclosure. Lake and skylines visible in distance. Working landscape containing housing, agricultural structures and infrastructure.	Local
2	County road at Bellewstown	South	Views to south of Loughcrew skyline. Foreground contains extensive housing.	Local
3	County road from R154 at Boolies	South	Extensive views south west across unusually open and unenclosed landscape towards skyline of cultural and scenic significance. Foreground and middleground obstructed by housing and infrastructure.	Regional
4	R154 between Patrickstown and Oldcastle I	North	Extensive view northwards across extensive settled landscape with settlements, housing, infrastructure and agriculture all visible. Infrastructure and housing visible in near and middle foreground. Few mature trees in foreground or middle distance. Extensive view southwards across extensive settled landscape with low densities of housing.	Regional
5	R154 between Patrickstown and Oldcastle II	South	Extensive view south across extensive landscape with relatively low levels of enclosure and relatively low levels of visible development.	Regional
6	Slieve na Calliagh	Panorama	Panoramic views in all directions including intervisibility between the 3 peaks. Site of high cultural and scenic significance characterised by absent or very low levels of enclosure.	National
7	County road between Rahaghy and Patrickstown	South East	Extensive view across important scenic and cultural landscape.	Regional



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8	County road between Skerry Cross Roads and Ballinlough	South West	Framed View from local road across Lough Bane	Regional
9	County road between Crossakeel and Magee's Cross Roads	West	Extensive view of cultural significance. Skyline to the west across normal pasture and tillage landscape with extensive housing and agricultural buildings and infrastructure.	Regional
10	County road between Crossakeel and Ardglassan	North West	Extensive view across mature agricultural area with low densities of non-agricultural development and low intensities of infrastructure visible. Extensive view of Loughcrew and extensive view to south of wooded skylines and distant hills (Portlaois). Similar views available along much of this road.	National
11	County road between Ardglassan and Rathniska	South and West	View to south: Extensive views across tillage lowlands. Very low levels of development visible. Many mature trees and large fields. View to west: Occasional views of Loughcrew. Established pattern of settlement and infrastructure.	Local
12	County road between Keeran's Cross Roads and Commons of Lloyd at Castlepole	North	View to the north - Typical lowland pasture and tillage. Fields bounded by mature trees. Extensive development visible including housing, agricultural structures and infrastructure (including bypass).	Local
13	Tower at Kells	Panorama	360 degree panoramic views to surrounding landscape. Significant visual relationships including Loughcrew to the west and toward Carlingford Lough and the Mourne Mountains to the north east. Views also including extensive areas of development including infrastructure and urbanisation. Site is also of cultural heritage significance.	National
14	R163 between Kells and Drumbaragh	North North East	Extensive view to north-north-east across a landscape of settlement, infrastructure, mixed farming and woodland	Local
15	County road between Carlanstown and Ardlonan	East	Expansive views to east across typical agricultural lowlands with low levels of scattered development	Local
16	County road to north of Moydorragh	North East and South West	Short range views to north-east towards tower. Expansive views to south west across complex of mixed landscape types – this view is visible from a number of locations along this road.	Local
17	County road between Mullagheven Cross Roads and Gorrys Cross	North North East	Expansive views to distant locations to north and to views of Carlingford, Mourne Mountains to the north east. Highly varied topography. Woodland in lowlands.	Regional



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	Roads			
18	County road between Mullystaghan and Robertstown	North, North East and East	Extensive views to north, north east and east from this point and approach roads. Land is open with occasional woodland blocks and complex topography. Development evident, especially in lowland areas.	Local
19	Car Park at Whitewood Lough	East and North East	Lakeland view to east with woodland and Whitewood House on horizon. Open view towards north east of horizon. Low levels of development visible in near ground.	Local
20	County road between Cormeen and Breaky Bridge	North	View from stretch of road as indicated on map. View to north across drumlin/low hills to near horizons. Extensive areas of woodland and small fields in foreground. These views exist along much of this stretch of road.	Local
21	County road between Miltown Cross Roads and Ervey Cross Roads	North	Views to north of high amenity mature mixed woodland on steep sided stream valley with occasional rock outcrops. Absence of any visual residential or agricultural development.	Local
22	County road between Corratober Bridge and Rathlagan	North East	Expansive views to north east distant horizon including mountains. Very little settlement visible. Infrastructure, power lines concentrated in this area around substation to the right hand side east.	Regional
23	County road between R165 and Mullaghmore	North East	Expansive views to north east distant horizon including mountains. Very little settlement visible.	Regional
24	County road between Rathkenny and Parsonstown Demesne	West and North West	Expansive views to the west and north west across settled landscape including infrastructure and widely scattered housing and some settlements.	Regional
25	County road between Horistown and Creewood I	North West	Extensive view especially to the north east west. Working landscape, densely settled.	Regional
26	County road between Rathkenny and Dreminstown	West	Extensive views to west across working landscape with scattered development and woodland.	Regional
27	County road between Horistown and Creewood II	South East	View to south east. Very distant views across settled landscape. Relatively open. Mature woodland in foreground. Low density of visible development to the south east. Powerlines and houses visible to southwest.	Regional
28	County road between Rathkenny Cross Roads and Sallygarden Cross Roads	North East	View north east across settled working landscape with large fields, woodland lots, and low levels of enclosure. Settlements and infrastructure visible.	Local



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29	Car Park at Hill of Slane	East, South East and South	Extensive view from east to south east across open working and settled landscape. Modern housing and agricultural development visible.	National
30	Hill of Slane	Panorama	Extensive panorama across open working and settled landscape. Modern housing and agricultural development visible.	National
31	County road between Boyne Canal and Roughgrange	North	Intermittent views of the main tumulus in Newgrange can be obtained from many points along this road and adjacent areas. Visibility often [less in summer] and determined by the season and the current state of hedgerow maintenance, determined by season .	International
32	At Cross off county road to north of N51	East, South and West	Extensive view from east to west encompassing woodland and large open fields in foreground. Settled working landscape visible in all directions. Very low density of settlement in foreground to middle ground distance. This View is typical of a series of such views from the N 51 between N53 [Western Boundary] and N53 [Eastern Boundary].	Local
33	At Proudstown Cross Roads on R162	East	Extensive eastward view to distant location across settled landscape. Dense urbanisation on right hand side of view. More open but still undeveloped left hand side.	Local
34	N2 between Slane and Balrath at McGrunder's Cross Roads	North East	View of Boyne Valley with open view of Knowth and Newgrange. Mixed composition of working landscape. Slane visible on left (west). Roads, power lines and housing visible.	International
35	County Road between Beaupark and Painestown	North West	View to northwest across settled landscape with settlements and infrastructure (powerline, windfarm, roads visible). Many large woodland lots.	Regional
36	County road to north of Brownstown Cross Roads on R153 I	North West	View to north west across working landscape with visual agricultural structures.	Local
37	County road to north of Brownstown Cross Roads on R153 II	South East	View to south east across working landscape with visual agricultural structures.	Local
38	At Carn Hill on county road to north of Casey's Cross Roads on R153	South West	South west view to very distant horizon across settled landscape with visual settlement, infrastructure and housing on the outskirts of Navan.	Local
39	At Johnstown on county road to south of Casey's	North East	Extensive view to north-east across working landscape with visible infrastructure (powerline, major road) and scattered residential development.	Local



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	Cross Roads on R153			
40	On road to south of Cannistown Church and M3	South East and South	Extensive view mainly to south east and south over settled landscape with infrastructure (motorway), powerlines, playing fields and houses.	Local
41	On county road between Dowdstown Bridge and Garlagh Cross Roads	South	View looking south towards Hill of Tara across open landscape with significant concentration of development to east and woodland to west. Contains infrastructure including road, 220kV powerline and anglemasts.	Regional
42	On county road between Bective and Ballinter cross roads	East	View sustained for 500m taking place across unoccupied level countryside with few enclosures.	Local
43	Hill of Tara Car Park	East	View east to Skryne. Settled landscape. Historic features.	Local
44	Hill of Tara	Panorama	Views in every direction across settled landscape with visible development including foreground powerlines, agricultural buildings, houses, quarries and roads. View to the west; other prominent hilltops visible at great distance. Foreground contains extensive areas of hedgerows and woodland. View to the south; Wicklow and Dublin Mountains visible on horizon. Relatively little development visible. Substantial woodland in the foreground. View to the east; across settled working landscape with a variety of structures and development visible including historic structures such as Skryne. Distant industrial plants. View to the north; panoramic views into very distant horizons. Encompassing a settled landscape with many buildings and structures visible in near and middle distance. Note areas immediately below hill to the north and south are obstructed by topography at variance with protection plan.	National
45	On county road between Kilmessan and Castleboy	North East	Local View of Tara hill top.	Local
46	On county road between Balpere Hill and Tara	North	Road has a distinct character at present coming through an arch of trees. It forms an important context for the approach to Tara.	Regional
47	Skryne Church	Panorama	Extensive panoramic views. View to the west: very distant horizon across settled landscape with the Hill of Tara forming foreground. Intervening landscape contains housing, farm buildings, roads and woodlands. View to the north: contains significant amount of trees and woodland and nearby housing. View to the north east: very distant panorama including Carlingford peninsula.	National



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			Foreground is a settled working landscape containing many visible structures including houses, telecom masts, and distant factories. View to the south: very extensive (including Dublin and Wicklow Mountains and Howth peninsula), heavily wooded foreground and middle distance. Many structures visible.	
48	On M3 at Baronstown	North East	Iconic view. View only towards Skryne Hill. Motorway in the foreground. Concentration of housing on road side. View of very distant horizon to the north.	Local
49	On county road between Collierstown and Trevet	North West	Distinctive local view towards Skryne Church.	Local
50	On R154 between Trim and Scurlockstown	North West	View looking to north west across very open fields of flood plain across river, toward important collection of cultural heritage remains silhouetted on the skyline. An iconic image of Trim's status as a Heritage Town. Much modern development visible to the left.	Regional
51	On R158 between Trim and Laracor	North	Expansive view to north of Trim's Heritage buildings in profile creating a distinctive urban style.	Local
52	Hill of Ward	Panorama	Panoramic views in all directions to very distant horizons. Very open landscape in foreground and middle distance across a working landscape with relatively little settlement visible except for town of Athboy to west.	Regional
53	On R161 at Inchatore Bridge to west of Donore	North, North East and South	View of Boyne in open and largely undeveloped countryside. View to the north and north east of typical river corridor with immature vegetation from R161. No development currently visible. No apparent cultural heritage significance is visible.	Local
54	On R161 at Royal Canal	East and West	Views along Royal Canal to the east and west at intersection with R161	Regional
55	On Stoneford Bridge on county road between Blackshade and Moyfin	North	View north to middle distance along the River Boyne. Typical lowland countryside. Very little development visible.	Local
56	Along Royal Canal at Boolykeagh	South	An unusual view to south containing water in the foreground with elevated views to distant horizons mostly to the south west. Very little development evident.	Regional
57	County road between Rathcore and Clonguiffin	West and North West	Views to west/north west like this available from this location where there are gaps in the hedge. Expansive views available to very distant horizons across mixed farmland working landscape with relatively low levels of development.	Local



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58	County road between N51 and Knowth	South	First view of tumulus to looking south.	Regional
59	Knowth Tumulus	Panorama	Panoramic views in all directions from top of Knowth tumulus. Extensive views across a working countryside.	International
60	Obelisk Bridge at Oldbridge	North West	View north west from south of Obelisk Bridge is selected as typical of the quality of local visual amenity at this location. A site of considerable scenic and historic significance. Site of Battle of Boyne.	
61	Hill at Graveyard at Sheephouse	North, East and West	View north, local scenic and international historical/cultural significance. Expansive view of settled lowland with extensive urbanisation and industry visible to the east and north. Views to the north are extensive and encompass important cultural landscape of significance. Much woodland to north and west	National
62	County road between Duleek and Boyne Canal I	North and West	Panoramic views across mixed agriculture and tillage, pasture and woodland. Views to north and east west - dense woodland. Distant horizon skyline to north and west.	International
63	County road between Donore and Redmountain	North	Extensive view to north across woodland, pasture and tillage. Middle distance views of Newgrange and Knowth in centre of view and very little development visible.	International
64	County road between Duleek and Boyne Canal II	North West	Extensive view to north across woodland, pasture and tillage. Middle distance views of Newgrange and Knowth in centre of view and very little development visible.	International
65	Laytown Strand	North	Distinctive View northwards along the shore from Laytown.	Regional
66	County road between Duleek and Carnes East	South West, West, North West and North	Panoramic views from south west to north. South West - Very distant horizons visible. Views to north and west - very compromised by industry and urbanisation.	Regional
67	County road between Carnes West and Carnes East	South West	Very long distance views to south west and west across open tillage landscape with occasional settlement and very large fields. View provided is typical. There are similar views from many equivalent vantage points in this general area.	Regional
68	County road between Bellewstown and Carnes East	South	View to south: Extensive views across predominantly agricultural countryside with relatively low levels of settlement and infrastructure. Very large fields with low enclosure. Telecom and electricity infrastructure visible.	Local
69	County road at Bellewstown	North East	Extensive north -eastward view to sea, Mourne Mountains and horizon north of Boyne. View encompasses a settled landscape with industry,	Regional



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			infrastructure, settlement and sea to the east. Views to north and east most important.	
70	R108 between Naul and Mullaghteelin	East	Extensive view to east and sea from junction of local road with R108	Regional
71	County road off R108 at Snowtown	South East	View to east. No specific view from the R106 however there are extensive views to the south from local road between hedgerows and quarry. View at gate along hedgerow of extensive tillage landscape, visible settlement and infrastructure.	
72	County road Hawkinstown and Gilliamstown	West and South West	Expansive view to west/south west across settled landscape with distant views towards Skryne. Landscape is densely vegetated in foreground.	Local
73	County road between Robinson's Cross Roads on R108 and Windmill Hill	North East	Extensive views to the north east, mid distance heavily wooded. Dwellings, infrastructure and agriculture on left hand side. View to skyline with distinctive tower is locally distinctive.	Local
74	Boyne valley from Rosnaree House	East	Boyne valley from Rosnaree House.	National

75	Boyne Estuary view from coast road between Mornington and Drogheda (past Grammar School)	North	Expansive views of the Boyne Estuary with associated long views and open skylines. Prospects towards Beaulieu are included. This view is typical of many such views along this road.	Local
76	Rathkenny Hills View from Creewood in south eastward direction	East	A typical view of open countryside with little visible development	Local
77	View of Kileen Castle/Skane Valley from southeast direction of the Warrenstown college.	North West	A typical view of open countryside with little visible development	Local
78	Boyne valley from Derrindaly Bridge	East West	View of Boyne in open and largely undeveloped countryside	Local
79	Boyne valley	North East	View of Boyne in open and largely	Local



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	from Scarrif Bridge	and South West	undeveloped countryside	
80	Blackwater Valley Navan from R147 Kells Road in the vicinity of Bloomsbury	South East	River view in context of mature trees.	Local
81	Blackwater Valley from Maudlin Bridge	South East and North West	River view in context of mature trees.	Local
82	Blackwater Valley from Mages Bridge	East and West	River view in context of mature trees.	Local
83	Clonard Blackshade	South East and North West	Blackshade Bridge over the Royal Canal and with views along the canal in both directions.	Local
84	Cooile Hill	West	Elevated Views across open countryside at Cooile hill off road from Kilcock to Summerhill.	Local
85	Headford Bridge	East and West	View of River Blackwater from Headford Bridge with estate landscape visible.	Local
86	Bective Bridge	North West, North East and South West	View looking northward from Bective Bridge towards Bective Abbey and along river Boyne in both directions.	Local
87 a to d	Newgrange Passage Tomb	East, West, North and South	Elevated panoramic View across landscape setting of within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure.	International
88	Dowth Passage Tomb	Panorama	Elevated panoramic View across landscape setting of within the World Heritage Site of Brú na Bóinne. Note that this is a working landscape containing agricultural structures, dwellings, infrastructure.	International
89a	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
89b	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
89c	Views towards Brú na Bóinne from N51	South	Views along the N51 looking south into the Core Area of the World Heritage Site.	National
90	West of crossroads at Monknewtown	South	Views at Monknewtown towards the Core Area of the World Heritage Site.	Regional
91	Views from Boyne and Towpath	North West (sample view)	All views within and towards the World Heritage Site are from Boyne and from the Boyne Navigation/tow path and proposed	International



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			greenway.	
92	Corballis	North West	Views in from the road at Corballis looking in north westerly directions towards the Core Area of the World Heritage Site.	Regional
93a	Local Road, east of Fennor Cross Roads	North East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
93b	Local Road, west of Rossnaree	East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
93c	At bend on local road half way between Fennor Cross Roads and Rosnaree	East	The road between Rossnaree and Fennor Cross Roads looking towards the Core Area of the World Heritage Site. The road travels along the edge of the river valley and includes viewing points to important sites associated with the Battle of the Boyne.	Regional
94	Moylagh Castle from local road to east of R195	South East	View of Moylagh Castle and Motte.	Local

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Francis Deane.



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Aoife Kennedy, Executive Planner, advised the Members on the main issues of the submissions received for Chapter 10.

CHAPTER 10 RURAL DEVELOPMENT

MANAGER'S RECOMMENDATION

In the recommendations below, text proposed to be deleted is shown as ~~strike through~~, and proposed new text shown is illustrated in **bold font**.

MANAGER'S RECOMMENDATION 10.1

Section 10.8 Agriculture

Amend section 10.8 by including the following at the end of paragraph 1:

“Furthermore, it is recognised that the agriculture sector plays an important role in environmental management and landscape protection and can play a central role in maintaining and enhancing the quality of the rural countryside.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 10.2

Policy RD POL 26

Amend RD POL 26 as follows:

“To ensure that all existing workings shall be rehabilitated to suitable land uses and that all future extraction activities will allow for the rehabilitation of pits and proper land use management. **The biodiversity value of the site should be considered in the first instance when preparing restoration plans. Where** land filling ~~with~~ **is proposed**, inert material is the preferred method. Each planning application shall be considered on a case by case basis and where relevant will be dealt with under the relevant regional Waste Management Plan.”

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Francis Deane.

MANAGER'S RECOMMENDATION 10.3

Policy RD POL 27

Amend RD POL 27 as follows:

“To ensure that development for aggregates / mineral extraction, processing and associated concrete production does not significantly impact in the following areas:



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- i. Existing & Proposed Special Areas of Conservation (SACs);
- ii. Special Protection Areas (SPAs);
- iii. **Natural Heritage Areas and** proposed Natural Heritage Areas (~~pNHAs~~);
- iv. Other areas of importance for the conservation of flora and fauna;
- v. Areas of significant archaeological potential;
- vi. In the vicinity of a recorded monument, and;
- vii. Sensitive landscapes;
- viii. **World Heritage Sites.”**

The Council agreed to accept the Manager’s recommendation on the proposal of Councillor Jimmy Fegan and seconded by Councillor John V. Farrelly.



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Deirdre Fallon, Executive Planner, advised the Members of the main issues of the submissions received for Chapter 11.

CHAPTER 11 DEVELOPMENT MANAGEMENT STANDARDS AND GUIDELINES

MANAGER'S RECOMMENDATION

MANAGER'S RECOMMENDATION 11.1

Section 11.2.2.1 General

Add new text in relevant section.

Excessive transmission of sound between structurally adjoining residential units causes nuisance to occupiers. New residential units must be constructed to a high standard to ensure transmission of sound is within acceptable standards. The relevant standards for sound insulation and the enforcement of these are controlled through the building control regulations and legislation.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

MANAGER'S RECOMMENDATION 11.2

Section 11.2.2.2 Houses

1. A minimum of 22 metres, between directly opposing windows shall be observed. Where sufficient private open space is provided and privacy is maintained, this depth may be reduced for single storey dwellings. **Appropriate design solutions may be acceptable in other circumstances where the windows of non habitable rooms are within 22 metres of each other.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Anne Dillon-Gallagher.

MANAGER'S RECOMMENDATION 11.3

Insert bullet point 6: **Meath County Council shall require that areas dedicated for public open space in a planning application are transferred to the ownership of the Council where the development is taken in charge by the Council.**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Jimmy Fegan and seconded by Councillor Eoin Holmes.



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MANAGER'S RECOMMENDATION 11.4

Section 11.9 Car Parking Standards

Offices - 1 per 25 sq. gross floor area. Where the floor area exceeds ~~4,000~~ **1,500** sq.m. gross floor area, 1 space per 50sq.m. gross floor area.

Section 11.12 Telecommunications

(e) To submit proposals to mitigate the visual impact of the proposed development including the construction of access roads, additional poles and structures, **and adequate screening and/or landscaping**, and

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION 11.5

Section 11.14 Extractive Industry and Building Materials

Amend bullet point to state: "Impact on archaeological and architectural heritage. **Reference should be made to the contents of the 'Archaeological Code of Practice (Department of the Environment, Heritage and Local Government and Irish Concrete Federation, 2009);**

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Wayne Harding.

MANAGER'S RECOMMENDATION 11.6

Insert text at end of section stating "**Supporting studies and analysis should be prepared by appropriately qualified personnel.**"

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.

The meeting had reached 7.30 pm and a further extension of time was agreed on the proposal of Councillor John V. Farrelly and seconded by Councillor Eoin Holmes.



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Orla O'Brien, Executive Planner, advised the Members of the main issues of the submissions received for Chapter 12.

CHAPTER 12 IMPLEMENTATION AND MONITORING

In the recommendations below text proposed to be deleted is shown as ~~strikethrough~~ and proposed new text shown is illustrated in **bold font**.

It was agreed to group Manager's Recommendation 12.1 and 12.2.

MANAGER'S RECOMMENDATION 12.1

“Notwithstanding the statutory requirement to prepare a progress report not more than 2 years after the making of the Plan, the preparation of an annual monitoring and evaluation report would be of value to the Council to facilitate the identification of any issues concerning implementation of the Development Plan, for example through the interpretation of Development Plan objectives in the development management process.

MANAGER'S RECOMMENDATION 12.2

IMP & MON OBJ 1: To endeavour to prepare an annual monitoring and evaluation report on the progress achieved in securing the objectives of the plan to be given to the Elected Members, subject to the availability of the necessary resources.

The Council agreed to accept the Manager's recommendations on the proposal of Councillor Tracy McElhinney and seconded by Councillor Noel Leonard.

It was agreed to group Manager's Recommendation 12.3 and 12.4.

MANAGER'S RECOMMENDATION 12.3

IMP & MON OBJ 2: To prepare a preliminary monitoring evaluation report on the likely significant environmental effects of implementing the County Development Plan within two years of the making of the Plan (as per section 15) of the Environmental Report. (This could coincide with 2nd annual review of the Development Plan on the progress achieved in securing the Development Plan objectives as per IMP & MON OBJ 1).

MANAGER'S RECOMMENDATION 12.4

IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report.”



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The Council agreed to accept the Manager's recommendations on the proposal of Councillor John V. Farrelly and seconded by Councillor Wayne Harding.



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Fiona Redmond, Senior Executive Planner, advised the Members of the Manager's recommendations of the submissions received for Volume 3 (Book of Maps).

VOLUME 3 – BOOK OF MAPS

MANAGER'S RECOMMENDATION VOL 3.1

Amend Map no. 6.3 as follows:

- Include in brackets (refer to Chapter 6-Transportation) after 'National and Regional Road Network' in the title block.
- Cross reference to Chapter 6 and TRANS OBJ 16 in the title block.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Nick Killian and seconded by Councillor Noel Leonard.

MANAGER'S RECOMMENDATION VOL 3. 2

Amend Map 8.1 as follows:

- Differentiate between the types of transmission lines illustrated on the map.
- Include a reference to the Gorman-Meath Hill 110kV line being under construction.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Nick Killian.



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Fiona Redmond, Senior Executive Planner, advised the Members of the Manager's recommendations of the submissions received for Volume 4 (Appropriate Assessment & Strategic Environmental Assessment).

VOLUME 4 - APPROPRIATE ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT

(Submission by Mary McCloskey)

MANAGER'S RECOMMENDATION VOL 4.1

SEA Response and Recommendation

It is proposed to review the noise map in light of the comments made.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor John V. Farrelly.

(Submission by the EPA)

MANAGER'S RECOMMENDATION VOL 4.2

Agree with submission – amend Section 3.3.7 to include reference to SEI's Offshore Renewable Energy development Plan.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Francis Deane.

MANAGER'S RECOMMENDATION VOL 4.3

Agree with submission – include a section on the role of the Regional Planning Authorities in Section 3.4.2.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Francis Deane.

MANAGER'S RECOMMENDATION VOL 4.4

Agree with submission - include a reference to the Eastern CFRAMS in Section 3.4.8.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne-Dillon-Gallagher and seconded by Councillor Francis Deane.



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MANAGER'S RECOMMENDATION VOL 4.5

Agree with submission – insert relevant reference to the EU's *Common Implementation Strategy for the Water Framework Directive (2000/60/EC) – Guidance Document No. 20*, in particular *Section 3.5 Key Issues for Article 4.7*.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor John V. Farrelly and seconded by Councillor Wayne Harding.

MANAGER'S RECOMMENDATION VOL 4.6

Agree – insert 'at appropriate locations' into SEO B3.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION VOL 4.7

Under Section 5 of their submission, the EPA raises points in relation to a deep water port at Gormanston and in relation to Table 7.1 SEA Assessment Summary. In response it is noted that the draft Meath County Development Plan does not contain a policy or objective to develop a deep water port at Gormanston. ED POL 9 states only that the draft County Development Plan will "facilitate the sustainable development of a new deep water port in East Meath". No specific site or detail is provided for the deep water port and therefore the SEA can not fully consider the potential effects of such a development on water quality, biodiversity, flood risk, bathing waters, material assets, infrastructure etc. However, Policies ED POL 10 and ED POL 11 will ensure that any proposal for such a port and related land side development will be subject to full environmental assessment.

The SEA considers the likely effect of the policies and objectives of the draft Meath County Development Plan on the basis of the information provided and as a result a finding of neutral/uncertain was given in relation to the impact of Economic Development policies on water quality in the draft Environmental Report. Given the lack the detail on elements such as the location and detail of a potential port in east Meath, a recognised element of uncertainty has been included in the assessment of the impact of Economic Development on Water Quality.

The EPA has suggested an amendment to Table 7.1 to change the impact of Economic Development on Water Quality from 'neutral / uncertain' to 'uncertain' and this recommendation is supported and as a result the change is recommended.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Nick Killian.



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MANAGER'S RECOMMENDATION VOL 4.8

Chapter 2

Section 2.3.4

Insert at end of paragraph after point 3.

In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Francis Deane and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION VOL 4.9

Chapter 7 Section 7.15

Insert at end of 4th paragraph:

In considering the zoning at LAP/ Town Plan stage and in the preparation of development and zoning objectives for urban centres to be subsumed into the County Development Plan any potential issue between zoning and the flood risk assessment will be required to be addressed in order to minimise and/or mitigate the potential conflict, by means of alternative land use zoning objectives or discontinuing the land use zoning objective and/ or phasing pending mitigation.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Francis Deane and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION VOL 4.10

It is recommended to insert a new objective into the County Development Plan that Meath County Council will undertake monitoring as set out in Chapter 8 of the Environmental Report and in compliance with Article 10 of the SEA Directive.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Anne Dillon-Gallagher and seconded by Councillor Jimmy Fegan.

Proposed wording: IMP & MON OBJ 3: To undertake monitoring as set out in Chapter 8 of the Environmental Report



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MANAGER'S RECOMMENDATION VOL 4.11

Agree – insert a target / indicator for monitoring the spread of invasive species within the County.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Eoin Holmes.

(Submission by the Department of Arts, Heritage and the Gaeltacht)

MANAGER'S RECOMMENDATION VOL 4.12

SEA Response and Recommendation

Change to Objective NH OBJ 4 supported by SEA - policy change recommended to insert 'and proposed Natural Heritage Areas' into Objective NH OBJ 4

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor Nick Killian.

MANAGER'S RECOMMENDATION VOL 4.13

Proposed insertion into section 8.1.5 of Development Plan:

Insert at the end of the last paragraph of section 8.1.5:

The aim of this Development Plan is to promote a policy of preferential avoidance of siting wind energy projects in Natura 2000 sites, or sites that are on the flight lines of wintering birds unless it can be proven that there are no risks to the integrity of the sites (by carrying out Appropriate Assessment).

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Eoin Holmes and seconded by Councillor John V. Farrelly.

(Submission by the Irish Wind Energy Association)

MANAGER'S RECOMMENDATION VOL 4.14

1. Chapter 4 of the SEA Report will be reviewed to incorporate any relevant findings from the SEAI Wind atlas into the baseline information for the County.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Wayne Harding and seconded by Councillor Francis Deane.

MANAGER'S RECOMMENDATION VOL 4.15

2. Recommend amending SEA report to reflect this. (revert to Manager's Report)



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The Council agreed to accept the Manager's recommendation on the proposal of Councillor Francis Deane and seconded by Councillor Nick Killian.

(Submission by Inland Fisheries Ireland)

MANAGER'S RECOMMENDATION VOL 4.16

Section 4.9.5 of the SEA Report sets out the baseline status of waste water treatment and discharge within County Meath. The most up to date information at the time the SEA Report was drafted was from Census 2006. Since publication of the draft Environmental Report data from the 2011 Census has become available. It is recommended to update the baseline data in Section 4.9.5 of the Environmental Report to reflect this information.

The Council agreed to accept the Manager's recommendation on the proposal of Councillor Noel Leonard and seconded by Councillor Francis Deane.

Miscellaneous Matters

(A) The County Manager, Brendan McGrath, suggested a material change to Map 9.5.1 to ensure that all the views and prospects contained in the relevant table were appropriately illustrated.

The Council agreed to accept the Manager's recommendation by the County Manager on the proposal of Councillor Nick Killian and seconded by Councillor Noel Leonard.

(B) **Councillor Nick Killian requested for the Development Plan to make reference to Barcelona Convention. The Council agreed to accept this proposal by Councillor Nick Killian and seconded by Councillor Noel Leonard.**

Formal Resolution:

Cathaoirleach Niamh McGowan read the following:

That Meath County Council, having considered the Draft Meath County Development Plan 2013-2019 and the Manager's Report, in accordance with Section 12 of the Planning and Development Acts 2000-2011, hereby resolves to agree recommendations of the Manager's Report on Submissions received as amended and that material amendments of the Draft Meath County Development Plan 2013-2019 be placed on public display in accordance with the provisions of the Planning & Development Acts 2000-2011.



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This was proposed by Councillor Eoin Holmes and seconded by Councillor Nick Killian.

The Cathaoirleach and Members thanked the County Manager and all the staff for the efficiency in carrying out the review and preparing of the Draft Meath County Development Plan 2013-2019.

Councillors Feegan, Killian, Harding, Fitzgerald, Farrelly, Dillon-Gallagher and Leonard paid tribute to the Cathaoirleach, the County Manager and his staff in the efficient manner in which today's meeting was addressed. They also thanked the Manager and his staff for their dedication in the course of the review and for the co-operation shown to the Members at all times.

The County Manager, Brendan McGrath, thanked the Cathaoirleach and all the Members of the Council for their contributions and commitment in the course of the preparation of the Draft Meath County Development Plan 2013-2019. He also expressed the appreciation to the members of the public for their meaningful engagement with the process and for all their comments and submissions.

The County Manager, Brendan McGrath, also thanked all his staff for their hard work and dedication in the preparation of the Manager's Report on the Submission received.

The meeting concluded at 7.45 p.m.